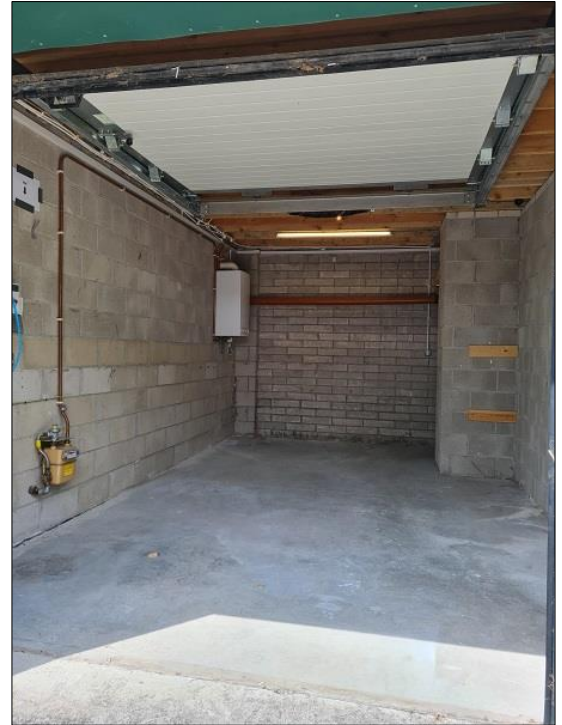
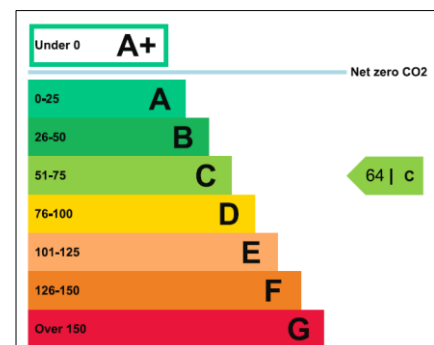


Unit 14, Boarshurst Business Park, Boarshurst Lane, Greenfield, OL3 7ER



- Two Storey Business Unit
- 56.04 sq m (603 sq ft)
- Popular Business Park
- Up & Over Loading Door
- Workshop/Storage with First Floor Office
- Car Parking
- No Vehicle Uses

TO LET: £8,500 per annum, exclusive



Sales | Lettings | Lease Renewals | Rent Reviews

Acquisitions | Commercial/Residential Valuation & Surveys

General Lease Advisory | Property Management

LOCATION

Boarshurst Business Park is situated on Boarshurst Lane to the north of Greenfield village centre and is approached via Kinders Lane, which is off Chew Valley Road (A669). It is a predominantly suburban residential area, although the Business Park itself is situated within an employment zone and adjoins other light industrial premises to one boundary.



DESCRIPTION

The property comprises a two storey light industrial unit, situated in a popular local business park. To the ground floor, there is a pedestrian entrance, leading to an entrance hallway, with stairs to the first floor, a goods access to the workshop/storage area is via an up and over loading door. There is a tea point and WC off. The first floor provides open plan office accommodation with windows to the side. A gas heating system is fitted with radiators to the offices.

ACCOMMODATION

From measurements taken on site, we understand that the approximate gross internal floor areas are:

Ground Floor	27.72 sq m	(298 sq ft)
First Floor	28.32 sq m	(305 sq ft)
TOTAL	56.04 sq m	(603 sq ft)

SERVICES

We understand that all mains services are available to the property, however, prospective Tenants should make their own enquiries to confirm the same and to ensure that the current supplies meet any specific requirements.

TERMS

The property is available for a minimum term of three years on an effective full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

RENT £8,500 per annum, exclusive.

COMPLIANCE DOCUMENTS

Breakey & Nuttall do not act as Managing Agents for the subject property. Tenants are obliged to comply with the Law under a Lease and should seek advice in respect of required Compliance Records. A useful website is www.hse.gov.uk.

SERVICE CHARGE

A service charge will be levied for the cost of upkeep, maintenance, repair to any common areas of the property and wider estate.

LEGAL COSTS

An ingoing Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation including rent deposit deed and statutory declarations, in this matter.

LANDLORD & TENANT ACT 1954

The Lease is to be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

The property has been assessed for rating purposes as follows:

Office, Store & Premises Rateable Value: £5,400

Uniform Business Rates 2024/2025:£0.499/£0.546. Prospective purchasers must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC, (t) 0161 770 3000 (w) www.oldham.gov.uk

VAT

We are informed that VAT is payable in addition to the rent quoted.

VIEWING

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

TENANT DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for any Tenant and Personal Guarantor where an offer, is accepted, in principle. In addition to this, various other credit and checks to confirm financial standing will be completed including proof of property ownership. A minimum rent deposit equivalent to three month's rent will be required.

NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement.

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Subject to Lease/Contract BN/JCN/LO'B A741 July 25

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | info@breakeynuttall.co.uk W | www.breakeynuttall.co.uk

Regulated by RICS

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.