

TO LET

SECURE TRANSPORT / OPEN STORAGE / CONTRACTORS YARD



CHARTERED SURVEYORS



SUBSTANTIAL AND SECURE OPEN STORAGE / CONTRACTORS YARD PLUS WORKSHOP / OFFICE / CANTEEN BLOCK

SITE - 0.71 acres or thereabouts / BLOCK - 1,691 sq. ft (157 sq. m)

LEACH STREET, SHAW, OLDHAM, OL2 8QW

PROPERTY DESCRIPTION

The site has most recently been in use for vehicle storage purposes with most of the land area surfaced in concrete with drainage installations. The whole of the perimeter is secured with concrete panel fencing and access is granted off Leach Street through large double metal gates.

On site is a detached part single and part two storey admin/office, workshop, and canteen block of brick construction with a solid concrete floor. The single storey element provides good open plan workshop space with a mono pitched roof and an average working height of 14 feet and a large roller shutter door at the front. There is a small ground floor office area and single first floor office incorporated within this building together with a dedicated staff canteen.

Also on site is a detached portacabin offering additional office space.



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PROPERTY LOCATION

The site is located in a secure position at the head of Leach Street, just off Greenfield Lane which runs off the main A663 Crompton Way adjacent to Shaw town centre in a well-established combined industrial and commercial area.



AREA

SITE AREA	0.71 acres	2873 sq. m
WORKSHOP AREA	1,691 sq. ft	157 sq. m

SERVICES

We understand that all mains' services are available to the site including a 3-phase electricity supply.

There is also a CCTV installation and external security floodlighting.

RATES

Full details on application.

TERMS

The site is available on new lease for a period to be agreed, the lease to be drafted outside the security of tenure provisions under the Landlord and Tenant Act.

RENT

£60,000/annum, exclusive.

VIEWING

Mark Warburton Chartered Surveyors
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SUMMARY:

- Well positioned established industrial / commercial area
- 3 miles north of Oldham and 3 miles from Junction 21 – M62
- Suit various business / trades, subject to consent



TITLE PLAN



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