

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

**Unit 22B, Salmon Fields Business Village,
Royton, Oldham, Greater Manchester, OL2 6HT**



TO LET

RECENTLY REDUCED RENT!

QUALITY FIRST FLOOR OFFICE ACCOMMODATION

First floor modern office suite which provides comfortable accommodation for a professional user looking for suitable office space with the benefit of being positioned on a popular business park in a desirable location on the Salmon Fields Business Village, Royton.

£9,000 per annum.



Ref: COM190029

For more information call: **0161 925 3232**

Unit 22B, Salmon Fields Business Village, Royton, Oldham, Greater Manchester, OL2 6HT

Property Description

The property comprises contemporary office accommodation on the first floor, extending to approximately 71.3 sq.m (766sq.ft) or thereabouts, which forms part of a two storey purpose built office block within a modern business village.

The first floor shares a common entrance/reception with the ground floor premises and incorporates shared WC facilities and stairwell leading to the offices and kitchen facilities at first floor level.

A service charge will be levied to cover the cost of the management charge relating to external areas to the premises.

EPC RATING- C (52)

Location

The property is set within a landscaped environment amongst a number of other office blocks on the Salmon Fields Business Village, Royton which is located between three motorway connections, the A627 (M) is approximately 1.5 miles away the (M62) Junction is approximately 4 miles away and junction 21 of the M60 is approximately 3.5 miles away with excellent links to all of Greater Manchester.

Accommodation

Ground Floor

Entrance

Reception & WC Facilities

First Floor

Office 1- 7.40m x 6.30m

Office 2- 4.10m x 2.80m

Office 3- 4.00m x 3.30m

Total NIA extends to 71.3 sq.m (766sq.ft) or thereabouts.

Business Rates

The Rateable Value for the First Floor Offices is £7,200 (2017 Rating List)

The standard Uniform Business Rate for the 2018/2019 Financial year is £0.493 or £0.480 for qualifying small businesses.

For verification purposes, prospective tenants are advised to make their own enquiries to Oldham MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

Planning

Oldham Metropolitan Borough Council, Civic Centre, West Street, Oldham, OL1 1UG.
Tel No: 0161 770 3000.

Services

We are advised by the Landlord that mains water, drainage and electricity are connected, however no checks have been made.

Website

The property along with others we are currently marketing is available to view on www.ryder-dutton.co.uk, www.onthemarket.com & www.rightmove.com

Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept.

Tel No: 0161 925 3232.

