



markwarburton


CHARTERED SURVEYORS

ID 100-139

FOR SALE

SELF CONTAINED TWO STOREY OFFICE / COMMERCIAL BUILDING

2,856 SQ. FT / 265 SQ. M

 TOWNFIELD HOUSE, TOWNFIELD STREET,
OLDHAM, OL4 1HE

PROPERTY LOCATION

Fronting onto Townfield Street close to Mount Pleasant Street and just off the main A669 Lees Road in a well-established mixed commercial and industrial area.



DICKINSON STREET

TOWNFIELD STREET

TOWNFIELD HOUSE

CROSS STREET





- Good quality floorspace
- Located in established commercial area
- Close to the Oldham Way and Oldham town centre
- Alternative use potential (subject to necessary consent)

A self-contained two storey office/commercial building providing very good quality floorspace throughout.



Brick construction with a flat roof formation. The property has large windows to each elevation providing very good natural lighting

Internally the ground floor provides entrance vestibule, reception area with adjacent office, a separate private office and a larger general one with incorporated private office/meeting room, server room, kitchen and both male and female wc facilities. The first floor provides four office areas, storeroom, kitchen and male and female wc's

Individual net internal room sizes are available on request

Externally there is a small forecourt to the front which can accommodate two motor vehicles and there is extensive roadside parking in the immediate locality.







SERVICES

We understand that all mains services are available: electricity, water, and drainage connections.

The property has LED lighting, electric central heating, and both intruder and fire alarm installations.

RATES

Rateable Value £20,250

PRICE

£225,000

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

FLOOR AREA

The property extends to a gross internal floor area of 2,856 sq. ft made up as follows:

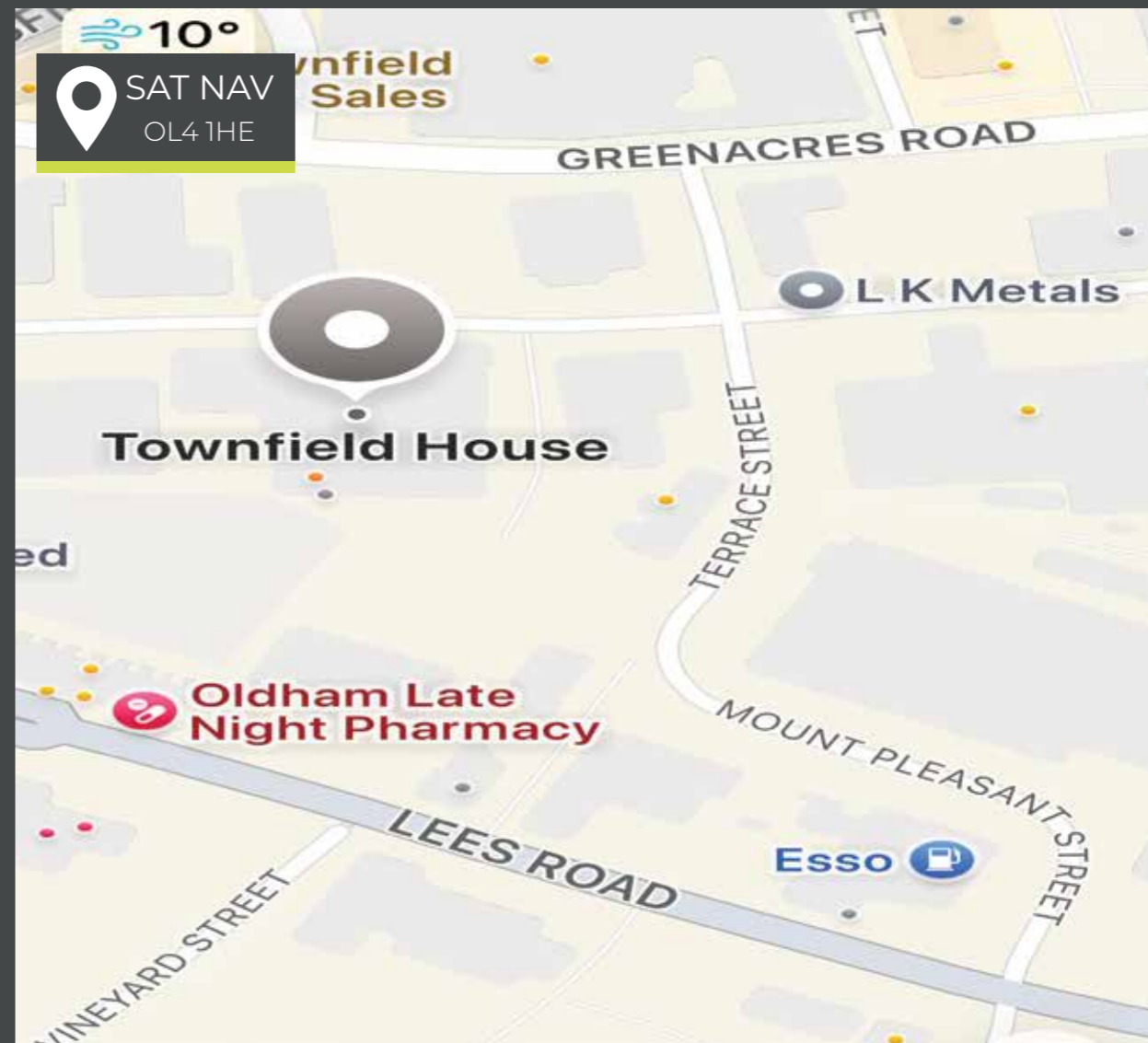
Ground Floor	1,457 sq. ft	135 sq. m
First Floor	1,399 sq. ft	130 sq. m
TOTAL	2,856 sq. ft	265 sq. m

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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