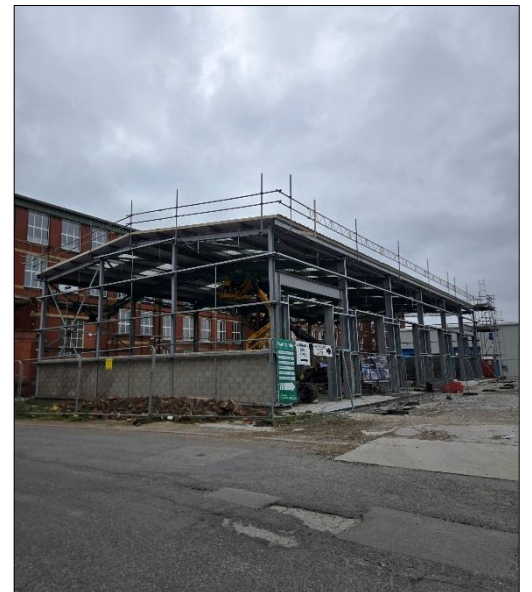


Units 1 – 6, Platt & Hill Industrial Park, Fitton Hill Road, Oldham, OL8 2LZ

Images for Illustrative Purposes Only

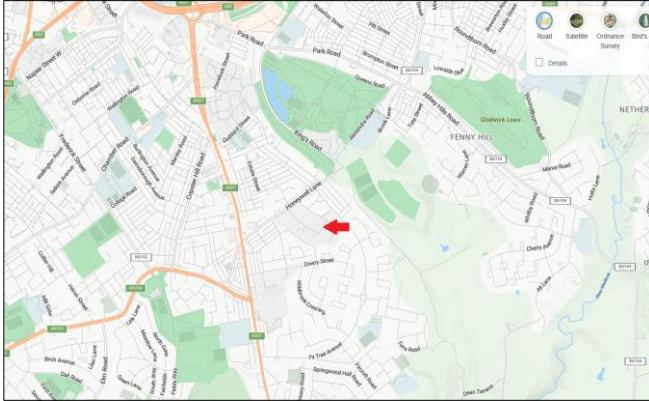


- 6 no. Brand New Light Industrial Units
- From 93 sq m (1,001 sq ft)
- to 558sq m (6,006 sq ft)
- Available Individually, as Larger Units or as a Whole
- 3 Phase Electricity (40 Amp)
- Close to Ashton Road (A627)
- Available from Early 2026 (subject to change)
- VAT is Payable
- Register Interest Now
- Vehicle Use Restriction

TO LET: From £12,500 pa, exclusive

LOCATION

Platt & Hill Industrial Park forms part of the Belgrave Mills site, situated on Fitton Hill Road accessed from Honeywell Lane which is off Ashton Road (A627). Located 2 miles from J22 (Hollinwood) off the M60 and 1.2 miles south of Oldham town centre.

**DESCRIPTION**

A "U" shaped development of 18 new self-contained light industrial units arranged in 3 blocks of 6 units around a central service yard. Phase 2 will comprise Units 1-6, each extending to 93 sq m (1,001 sq ft) or thereabouts. Goods access will be via an up and over loading door. WC facilities are to be installed.

Units are available individually, as larger units or as a whole. The development will be secured with paladin fencing and vehicle access gates. We are informed that site operating times will be 6am to 10pm daily.

ACCOMMODATION

From architects plans, we understand that the gross internal floor area of each unit will be:

Unit 1 -	93 sq m	(1,001 sq ft)
Unit 2 -	93 sq m	(1,001 sq ft)
Unit 3 -	93 sq m	(1,001 sq ft)
Unit 4 -	93 sq m	(1,001 sq ft)
Unit 5 -	93 sq m	(1,001 sq ft)
Unit 6 -	93 sq m	(1,001 sq ft)
Total	558 sq m	(6,006 sq ft)

AVAILABILITY

It is anticipated that construction of phase 2 will be completed in early 2026, though this may be subject to change.

TERMS

Units are available for a term to be agreed on a full repairing and insuring basis.

RENT

From £12,500 per annum, exclusive. Subject to terms.

VAT

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

SERVICE CHARGE/RECHARGE FOR COMMON ITEMS

Upon completion of construction, a reviewable service charge is to be levied for the cost of upkeep, maintenance and repair of the common/shared areas of the estate. Prior to this, services provided may be recharged on an as and when basis.

LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter.

LANDLORD & TENANT ACT 1954

Leases will 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 properties will be assessed by the Valuation Office Agency for business rates upon completion.

EPC

EPC ratings will be confirmed once construction is completed.

LOCAL AUTHORITY

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

VIEWING

Strictly by prior appointment with Breakey & Nuttall, 0161 660 3101, option 1. 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. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A-755 October 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.