

TO LET



Town Centre Offices – Flexible Terms

First & Second Floor Offices, Manchester Chambers, Oldham OL1 1LF

- Town Centre location
- Offices available on two floor levels
- Available either as a whole or in part
- Close to the Central Bus Stations

Description:

Close to Oldham's Central Shopping area, the Offices are located within the impressive Manchester Chambers building. The building is situated close to public car parking and is adjacent to the Central Bus Stations and Spindles shopping centre.



Oldham Town Centre features a variety of National retailers, such as Debenhams, Next and Sports Direct, as well as many smaller and local businesses. Manchester Chambers is situated close to the Civic Centre, Integrated Health Centre, Courts, Colleges and Police Station.

The Offices are located on two floor levels and are accessed via a generous staircase from a dedicated entrance to the front of the building. An intercom security system is in place. Toilet facilities are situated on a mezzanine floor level.

The Offices have recently been re-decorated and are ready for immediate occupation.

Accommodation:

First Floor – 1,120 sq ft (104 m²) approx

Second Floor – 1,860 sq ft (173 m²) approx

The total area of each floor level comprises a number of smaller office spaces, ranging from 15 m² (160 sq ft) to 40 m² (435 sq ft), as well as corridor and kitchen areas.

Rent:

£5.00 per sq ft.

The rental quoted is exclusive of Non-Domestic Rates, Service Charge and VAT.

Service Charge:

The Service Charge includes Management fee, Buildings Insurance, Repair and Maintenance of the Common Parts, Electricity supply for the Common Parts, Security and Fire Systems.

Proposed Terms:

Flexible Lease terms are offered; details are available on application.

Rateable Value:

Please contact Oldham Council Non-Domestic Rates on (0161) 7706677 for further information.

Planning:

The incoming tenant is responsible for ensuring that relevant planning permission is in place for their proposed use. Please contact Oldham Council Planning on (0161) 7704105.

Legal Costs / Surveyors Fees:

The incoming tenant is to be responsible for Surveyors and Legal fees incurred during the course of the transaction.

For more information please contact:

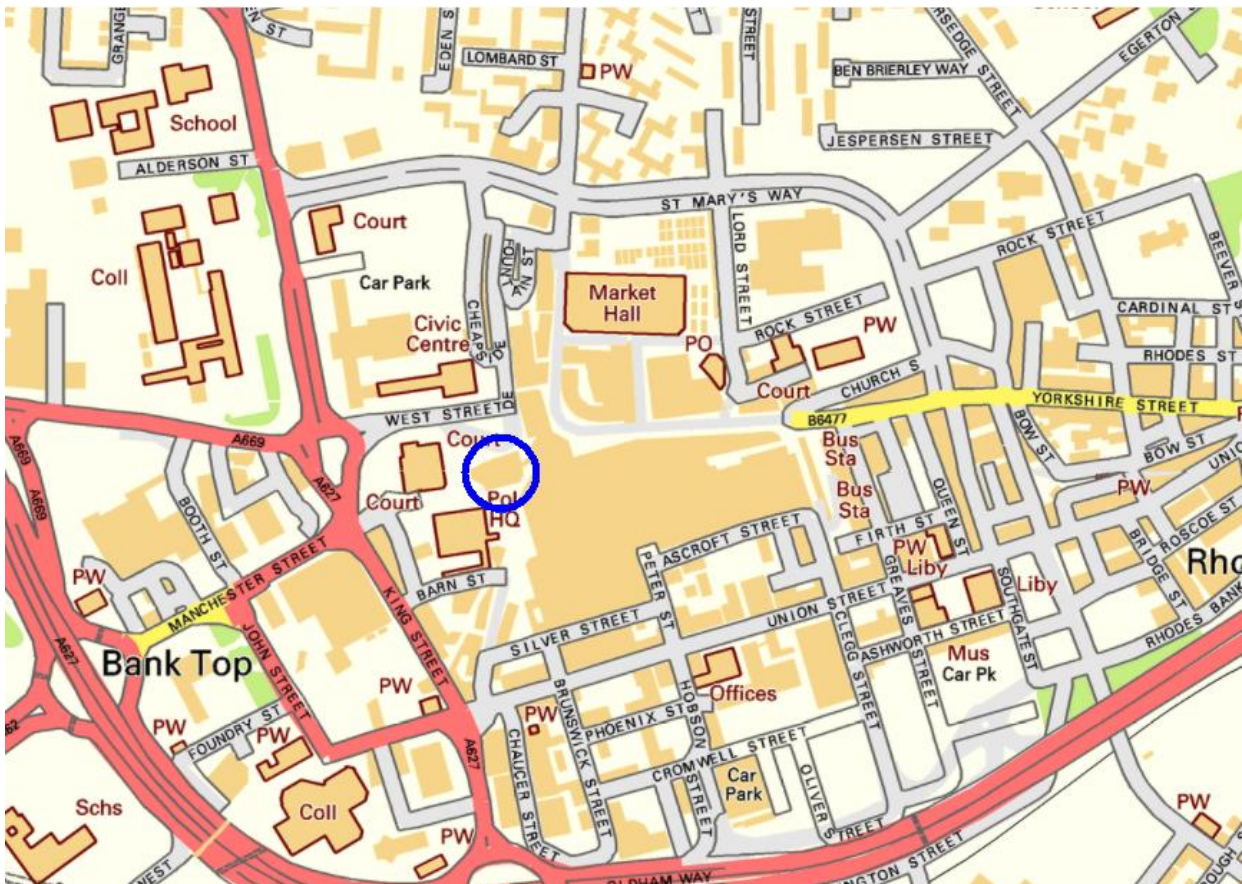
Lee Marsden

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Manchester Chambers Location Plan:

(Not to Scale)



PROPERTY ESTATES

APPLICATION FOR LEASE OF PREMISES

PROPERTY ADDRESS:

FULL NAME (INCLUDING TRADE NAME IF APPLICABLE)

.....
.....

ADDRESS:

.....
.....**POSTCODE:**

TELEPHONE No......

MOBILE No......

Date of Birth/ Director's Date of Birth:.....

Company Secretary Date of Birth:.....

NAME & ADDRESS OF BANK/BUILDING SOCIETY

(To whom a reference application may be made)

.....
.....

NAME & ADDRESS OF TWO TRADE PERSONS:

(To whom a reference application may be made)

A. B.

.....

.....

.....

NAME & ADDRESS OF SOLICITOR (If applicable)

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.....

INTENDED USE OF PREMISES:.....

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YEARLY RENTAL SUM OFFERED: £.....

RENT FREE PERIOD REQUESTED:.....

SIGNED DATE.....

PROPERTY ESTATES

APPLICATION FOR LEASE OF PREMISES

Please provide additional information to support your application to take a lease of Council owned property, including:-

Previous business experience:.....
.....
.....

Existing business interest:.....
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.....

Details of research undertaken to ensure the premises are suitable for your intended use:.....
.....
.....

Additional information:-

No. of jobs to be created:.....

Details of any grant assistance obtained:.....
.....
.....

Any other background information in support of your application:
.....
.....
.....

Misrepresentation Act: Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, give notice that: 1. These particulars are set out as guidance for the intending purchaser or tenant, and do not constitute any part of an offer or a contract. 2. All statements made in these particulars are made without the responsibility of Unity Partnership, or the vendors or lessors of the property. 3. While all descriptions, dimensions and other statements given in these particulars are believed to be correct and are given in good faith by Unity Partnership, or the vendors or lessees of the property, none of the statements contained herein may be relied upon as a statement or representation of fact. 4. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise of the correctness of any statement contained in these particulars. 5. The vendor or lessor does not make or give, and neither Unity Partnership nor any employee of Unity Partnership has any authority to make or give any representation or warranty whatsoever in relation to this property. 7. The property is offered subject to contract and to still being available at the time of enquiry, and no responsibility can be accepted by Unity Partnership, or the vendors or lessors of the property for any expense incurred.

