



Business & Enterprise Hub

Serviced Office Space To Let

E3 Business & Enterprise Hub

- **Extremely Flexible Terms**
- **Easy single monthly payment**
- **Modern accommodation**
- **High speed Broadband**
- **Excellent transport links**
- **Secure car parking**
- **Located within Earl Business Centre, Dowry Street OL8 2PF**



E3 is located within Earl Business Centre; a traditional mill property which has been refurbished and renovated to provide serviced office accommodation, designed to meet the needs of new and growing businesses.

The Business Centre is entered via a new fully glazed, feature entrance foyer, with staffed Reception area, which offers stairwell and lift access to all levels.

The building complies with Disability Discrimination Act (DDA) regulations.

The layout of E3 is ideally proportioned to maximise natural light from the extensive glazing. Flexible Tenancies and flexible space arrangements are available.

Location:

The Earl Business Centre is located on Dowry Street, Oldham OL8 2PF.

The premises are in close proximity to the A627 Ashton Road, a main route into Oldham Town Centre, as well as the M60 motorway network.

Accommodation:

The accommodation comprises high quality offices, ranging from 11m² (118 sq ft) to 100m² (1075 sq ft), and suitable for one to twenty five occupants.

Tenant's facilities include Reception area, Meeting Rooms, Kitchen & Break out area and Male, Female & Disabled Toilet Facilities.

Specification:

The E3 accommodation has been fully refurbished and includes:

- Suspended ceilings and high quality finishes.
- Traditional brickwork and steel columns.
- UPVC double glazing.
- Passenger & Service Lifts.
- Fire alarm with sprinkler system.
- Modern toilet and kitchen facilities.
- Secure car parking.
- Centralised telephony / IT network.
- High speed Broadband Internet.
- Ceiling venting / cooling system.



Licence Fee:

From £150 + VAT, per person, per calendar month.

All Licence Fee charges are inclusive of Services, but are exclusive of Business Rates.

Proposed Terms:

The Offices are offered subject to agreement to the following terms:

- Offices are available on Flexible Annual Tenancies.
- Tenancies may be terminated, at any time, following a notice period of one month.
- The Tenant is to be responsible for the arrangement of any required insurance, such as contents and public liability insurance.

Services:

The rental includes services as follows: Office Management, Reception service, Utility Costs, Building Maintenance, Statutory Servicing, Plant Servicing, Buildings Insurance, Background Heating, Kitchen Facilities, Meeting room Service, Mailbox and Call answering Service.

Rateable Value:

Many offices at E3 qualify for small business Rate Relief. Interested parties are advised to contact Oldham MBC Non-Domestic Rates on (0161) 7703000 to confirm the current Rates payable.

Legal Costs / Surveyors Fees:

Each party is to bear their own Legal and Surveyors costs.

Planning:

The uses permitted as outlined in the Oldham Local Development Framework (LDF) are offices / research & development (Class B1). Prospective tenants should direct their own enquiries to the Local Planning Authority (Oldham MBC) on (0161) 7704105 to ensure that their proposed use is acceptable.

For more information please contact:

The Centre Manager

T: 0161 785 4650

Or Alternatively

Mr Lee Marsden

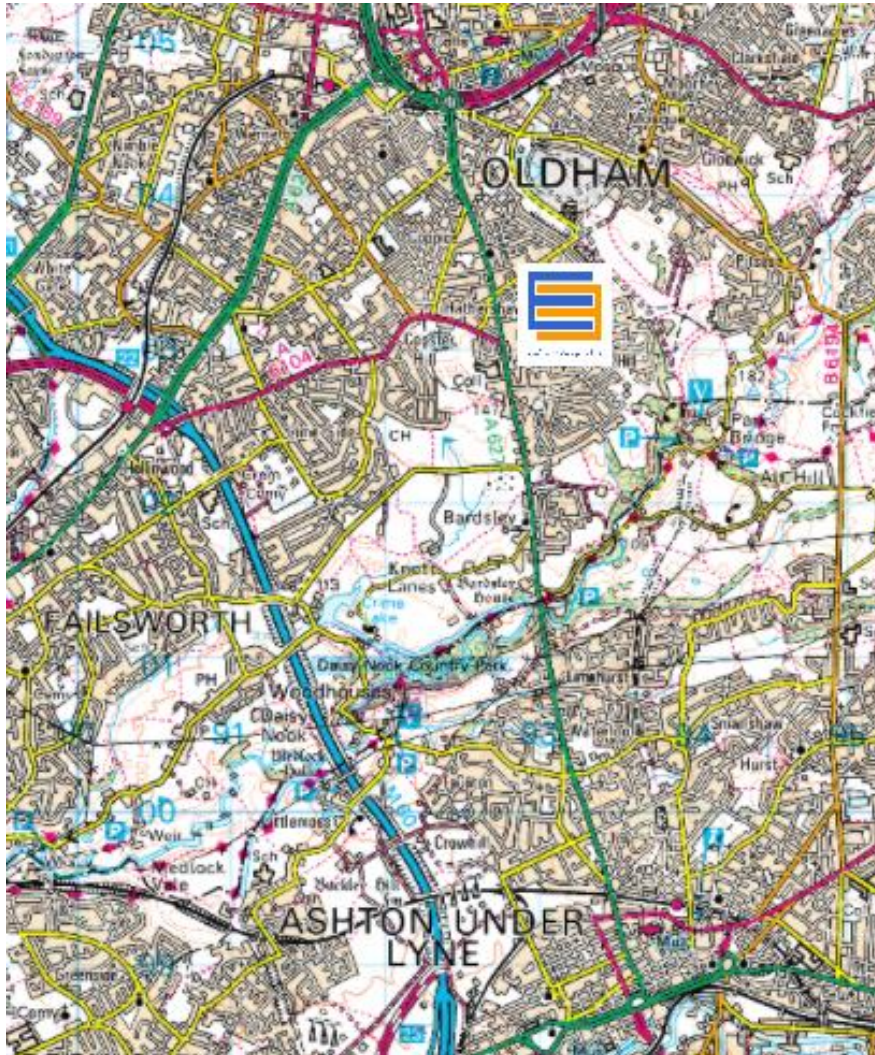
T: 0161 770 1979

lee.marsden@unitypartnership.com



Location Plan:

E3 is located within Earl Business Centre, Dowry Street, Oldham OL8 2PF, just off the A 627, Oldham to Ashton road. The location is shown below.



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.