

# TO LET



## Industrial Units

### Acorn Business Centre, Barry Street, Oldham, OL1 3NE

Variety of Units Available

Easy-in, Easy-out terms available

Good Mix of tenant businesses

Good transport links

#### Description:

The industrial estate comprises of 53 single storey units. The accommodation includes internal units within the main building and external self-contained units.

53 self-contained units ranging in size from 500 sq ft to 3,436 sq ft. A variety of detached and terraced units all of portal framed construction with the benefit of roller shutter doors and additional personnel entrances to the front elevations.

#### Licence Fee / Rent:

Available on request.



#### Location:

The industrial estate is located off Barry Street approximately 1.5 miles to the east of Oldham town centre in a prime industrial location.

The estate has good transport links and can be accessed from A62 Huddersfield Road to the south and Derker Street to the north.

#### Permitted Uses:

Industrial. We are looking for uses that will compliment the existing mix of businesses.

Permitted uses are as follows:

General Industrial

Storage and Distribution

Vehicle Repair

**Accommodation:**

Please contact the Centre manager on 0161 6332000 for details of available units.

**Proposed Terms:**

Tenant to be responsible for all utilities

Landlord to be responsible for building insurance and all repairs. The tenant to be responsible for arrangement of any other required insurance

**Legal Costs / Surveyors Fees:**

No legal or surveyors' fees will be incurred.

**Planning:**

The incoming tenant is responsible for ensuring that appropriate planning permission is in place.

**Applications:**

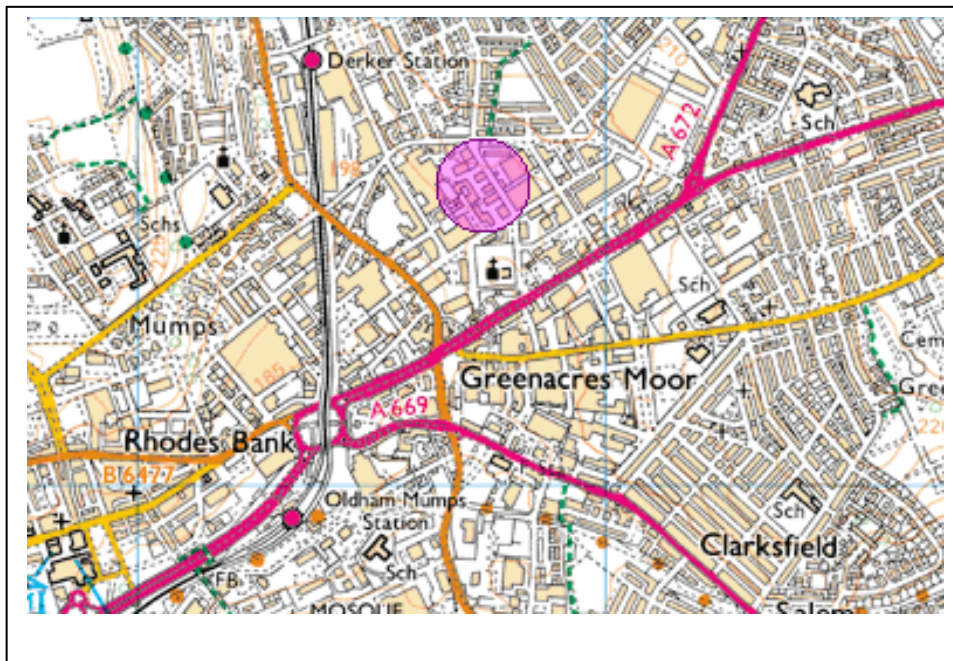
Please complete the attached application form.

**For more information please contact:**

**The Centre Manager**

**T: 0161 633 2000**

**Location Plan:**



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

**PROPERTY ESTATES**

**APPLICATION FOR LEASE OF PREMISES**

**PROPERTY ADDRESS:** ACORN CENTRE, BARRY STREET

**UNIT:**

**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) .....

.....  
.....

INTENDED USE OF PREMISES:.....

.....  
.....

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:.....  
.....  
.....

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:.....  
.....  
.....

Training courses attended / to be attended:.....  
.....

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