

TO LET



Industrial Units, on Licence Agreements

Southlink Business Park Workshop Units, OL4 1DE

- Licence agreements to promote new business & facilitate 'easy-in, easy-out'
- Small, modern industrial estate
- Ample secure car parking facilities
- Gated access from the main estate
- Close to Oldham Town Centre and motorway links

Description:

The estate comprises of 11 Units set within three single storey blocks of portal steel framed structure with metal cladding on the frontage. Each unit benefits from a roller shutter door and separate personnel door. Each unit also has a three phase electric supply.

Location:

The Estate is located within Southlink Business Park off Glodwick Road. The Estate is close to the Oldham Town Centre and the Motorway network.

Accommodation Currently Available:

Unit 11 - 1,927 ft² (179m² Approx)

Licence Fee / Rent:

Unit 11 - £8,675p.a + VAT



Service Charge:

Unit 11 - £2,180p.a + VAT

These figures are an estimate of the annual service charge for period 2015/2016, which include insurance of the structure, grounds maintenance, security, repairs of common areas and management fee.

Use:

Industrial; the local Authority wishes to promote local business development and is looking to attract business which will compliment existing uses.

The permitted uses are those that fall within the following classes, as per Schedule to the Town and Country Planning Act (Use Order) 1987.

- General Industrial
- Storage and distribution

***Vehicle repairs will not be considered.**

Proposed Terms:

The Units are available on licence on FRI (Full Repair and Insurance) terms subject to the following terms and conditions;

- The Council will insure the structure of the premises and recharge the Licensee.
- A service charge will be levied quarterly in advance.
- The Licensee shall not alter or improve the premises without the prior written consent of the Council; such consent will not be unreasonably withheld.
- The Licensee shall not use the premises in any way that causes a nuisance to any other occupiers in the vicinity.
- Signs and notices may only be displayed outside the unit with the prior written consent of the Council
- The remaining terms are to be as required by the Council Solicitors

Planning:

Prospective licensees should direct their own enquires to the Authority's Environmental Services Department on 0161 770 4105, to ensure that their proposed use would comply with current planning regulation

Rateable Assessment (2010-17):

The premises are assessed for rating purposes as below:

	RV	Rates payable
Unit 11-	£7,300	£3,600 (approx.)

Rates payable figures provided are approximate & based on the 2010 RV and the standard 2015/16 multiplier. For verification purpose, prospective licensees are advised to make their own enquiries to Oldham MBC Business rates section (0161 770 6611) to confirm the current rates payable and check if any Rate Relief is available.

Services:

The industrial units have electricity and water mains.

Legal Costs / Surveyors Fees:

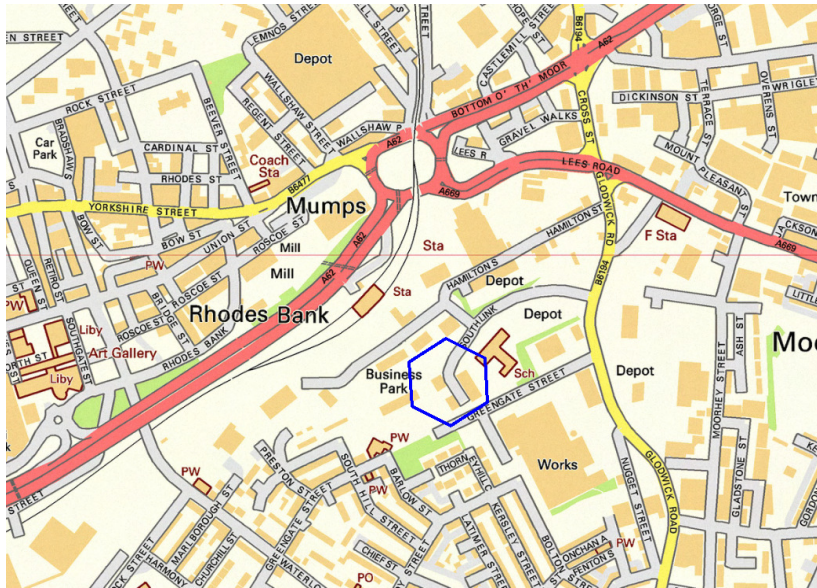
The prospective licensee will be responsible for reasonable Surveyor and Legal costs incurred in the preparation of the Licence.

**For more information please contact:
Kevin Kelly**

Telephone:
0161 770 4532

Email:
Kevin.Kelly@unitypartnership.com

Location Plan:



Site Plan:



Misrepresentation Act: Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, gives 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. 6. 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:

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)

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NAME & ADDRESS OF TWO TRADE PERSONS:

(To whom a reference application may be made)

A. B.

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NAME & ADDRESS OF SOLICITOR (If applicable)

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INTENDED USE OF PREMISES:.....

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YEARLY SUM OFFERED: £.....

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:.....

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Existing business interest:.....

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

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Additional information:-

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

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

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

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Any other background information in support of your application:

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