

TO LET



Workshop and Office Units

Falcon Business Centre, Victoria Street, Chadderton, Oldham OL9 0HB

- Offices and workshops from 138 – 2,200 sq ft
- Easy-in, Easy-out terms available
- On-site management team
- Reception services provided
- Ample parking and good transport links

Description:

The Falcon Business Centre is a converted former mill offering 64 individual units. Accommodation includes a mixture of high quality office and workshop units located within the single storey former mill building and 16 additional offices located within a detached two storey block to the rear.

The property benefits from a manned reception and an on-site management team to deal with enquiries during business hours. Out-of-hours the business centre is manned by permanent security staff based on site.

We offer accommodation on the basis of monthly licences providing considerable flexibility to the occupier. Conferencing and meeting room facilities are available to hire and the property benefits from a six-bay loading bay.



Location:

The property is located on Victoria Street in Chadderton, approximately 1.5 miles to the west of Oldham Town Centre.

The business centre has good transport links being located a short distance from A663 Broadway and the wider motorway network.

Accommodation:

We have a number of workshop units and offices currently available, ranging in size from 170 sq ft to 1,171 sq ft.

Licence Fee / Rent:

Available on application. Licence fees are inclusive of business rates, service charges, background heating and building insurance.

Proposed Terms:

- The landlord to be responsible for building insurance and repairs. The tenant to be responsible for arrangement of any other required insurance.
- Landlord to be responsible for all utilities
- Tenant to be responsible for arranging telecommunications

Legal Costs / Surveyors Fees:

The property is let on the basis of monthly licences. There will be no legal or surveyors' fees incurred.

Planning:

The incoming tenant is responsible for ensuring that planning permission for their proposed use is in place.

Applications:

Please complete the attached application form.

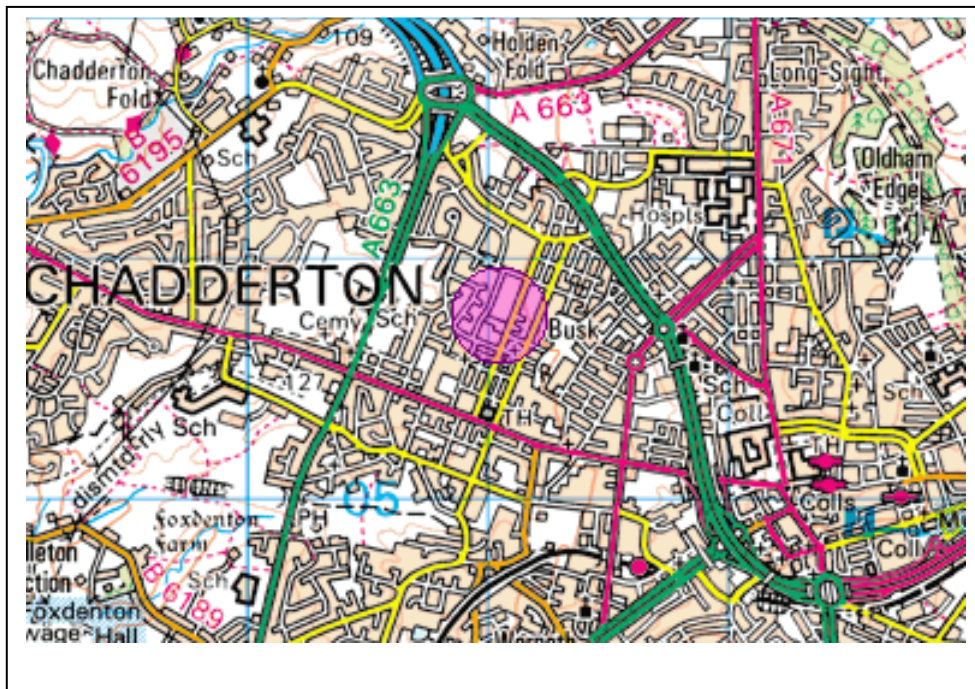
For more information please contact:

Neal Salomon

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E: neal.salomon@unitypartnership.com

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: FALCON BUSINESS CENTRE, VICTORIA STREET, CHADDERTON

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.
.....
.....
.....

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

Any other background information in support of your application:
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