

TO LET



Industrial Units

Forge Industrial Estate, Greenacres Road, Oldham, OL4 1LE

- Close to Oldham Town Centre and Motorway links
- Ample Car parking
- Set within Employment Zone
- Good mix of businesses

Description:

The estate comprises of 17 Units divided into three single storey blocks of portal steel framed structure with metal cladding on the frontage. Each unit benefits from roller shutters and separate personnel doors.

Location:

The Estate is located on Greenacres Road, off A62 Huddersfield Road via Soho Street. The Estate is close to Oldham Town Centre and the Motorway network.

Accommodation Currently Available:

Unit 3-	1,000 Sqft (92.9m ² Approx)
Unit 4-	1,000 Sqft (92.9m ² Approx)
Unit 5 -	1,000 Sqft (92.9m ² Approx)



Rent:

Unit 3-	£5,500p.a. Exclusive of VAT
Unit 4 -	£5,500p.a. Exclusive of VAT
Unit 5-	£5,500p.a. Exclusive of VAT

Service Charge:

Unit 3 -	£750p.a. approx.
Unit 4 -	£750p.a. approx.
Unit 5 -	£750p.a. approx.

These figures are an estimate of the annual service charge based on 2010/2011 Service Charge, which include insurance of the structure, grounds maintenance, repairs of common areas and management fees.

Use:

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

The permitted use 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 FRI Lease(Full Repair and Insurance) subject to the following terms and conditions;

- The Council will insure the structure of the premises and recharge the Lessee.
- A service charge will be levied quarterly in advance.
- The Lessee shall not alter or improve the premises without the prior written consent of the council, such consent not to be unreasonably withheld.
- The Lessee shall not use the premises in any way that causes nuisance or noise 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 Lessee to be responsible for all Legal costs and Surveyors fees incurred in this transaction.
- The remaining terms are to be as required by the Councils Solicitor

Planning:

Prospective tenants 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 (2011-12):

The premises are assessed for rating purposes as below

Unit 3 - £4,550p.a.

Unit 4 & 5 - £8,500 - These two are currently assessed as 1 Unit. However now are advertised as individual units, it is assumed that they will be assessed at £4550p.a as they are of the same size and in the same block as unit 3.

For verification purpose, prospective purchasers/tenants are advised to make their own enquiries to Oldham MBC Business rates section (0161 770 6677) to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

Services:

The Industrial units have electricity and main water services.

Legal Costs / Surveyors Fees:

The prospective tenant will be responsible for reasonable surveyors and legal costs incurred in the preparation of the Lease.

**For more information please contact:
Bravo Mkony**

T: 0161 770 4532

E: bravo.mkony@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:

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

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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