

# TO LET



## DETACHED TWO STOREY OFFICE

26 Vulcan Street, Derker, Oldham, OL1 4LA

- Detached Two Storey Brick Built Office
- Three parking Spaces
- Set on the entrance of the Prince of Wales Business Park
- Closer to Oldham town centre and Motorway links

### Description:

The property is a detached two storey brick built office building beneath a flat roof. The building comprises of two large private offices, male and female WCs and kitchen area on the ground floor whilst at the first floor level there are two small private offices and a large open plan office which has benefit of excellent natural lighting. The property has the benefits of Security shutters to all windows and doors on the ground floor and to the first floor rear windows. The premises also benefit from recessed lighting and burglar alarm systems.

### Location:

The property is located fronting Vulcan Street at the corner of Prince of Wales Business Park, close to Ripponden Road (A672) and Huddersfield (A62), one mile East of Oldham Town Centre and approximately 9 Miles to the North East of Manchester City Centre. Access to the national motorways net work is via A62 to M60 and A627 to junction 20 of M62.



### Floors Area:

The approximately net internal floor areas are as follows;

Ground Floor Offices NIA 752 Sqft (69.9m<sup>2</sup>)

First Floor Offices NIA 1366 Sq.ft (126.9 m<sup>2</sup>)

### Rental:

£9000 per annum exclusive of VAT

**Proposed Lease Terms:**

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

- A minimum term of three years; or multiples thereof with rent reviews at three yearly intervals.
- The premises are available on Full Repair and insuring basis. The lessee is to be responsible for decoration of the premises.
- The remaining terms are to be as required by the Council Solicitors.

**Use: Office Use**

**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 (2009/10):**

Rateable Value .....£7900  
Rates payable.....£3270.60

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 Office has electricity, gas and main water services connected.

**Legal Costs / Surveyors Fees:**

The prospective tenant will be responsible for our client's reasonable surveyor and legal costs incurred in the preparation of the lease/licence.

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

**T: 0161 770 4532**

**E: [bravo.mkony@unitypartnership.com](mailto:bravo.mkony@unitypartnership.com)**

**Location 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. 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) .....

.....

.....

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

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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.....  
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