

TO LET



Office Block 1

Southlink Business Park, Hamilton Street, Oldham, OL4 1DE

- Offices available from 450 – 12,000 sq ft
- Flexible Terms
- Competitive Prices
- Excellent transport links

Description:

Office Block 1 is a three story purpose-built office building in a prominent location on the entrance to the Southlink Business Park, a well-recognised office location on the outskirts of Oldham Town Centre.

The building has ample parking with lift access to the upper floors and a disabled toilet. Each office is individually alarmed and accessed from a secure reception area with intercom connection. The building is also subject to regular security patrols.

The range of office accommodation currently available provides considerable flexibility in layout. Furthermore accommodation can be let either on the basis of a conventional Lease or on an all-inclusive monthly licence offering significant additional flexibility to the tenant.

Licence Fee / Rent:

All-inclusive licence fee to be in the region of £17.50 per sq ft



Location:

The property is located on Hamilton Street at the entrance to the Southlink Business Park, approximately 1 mile to the southeast of Oldham Town Centre.

Southlink Business Park is an excellent office location and will further benefit from the proposed metro link station at Oldham Mumps, currently under construction immediately adjacent to the business park.

Accommodation:

- Ground Floor – up to 2,121 sq ft
- First Floor – up to 3,152 sq ft
- Second Floor – up to 3,428 sq ft
- Third Floor – up to 1,994 sq ft

Proposed Terms:

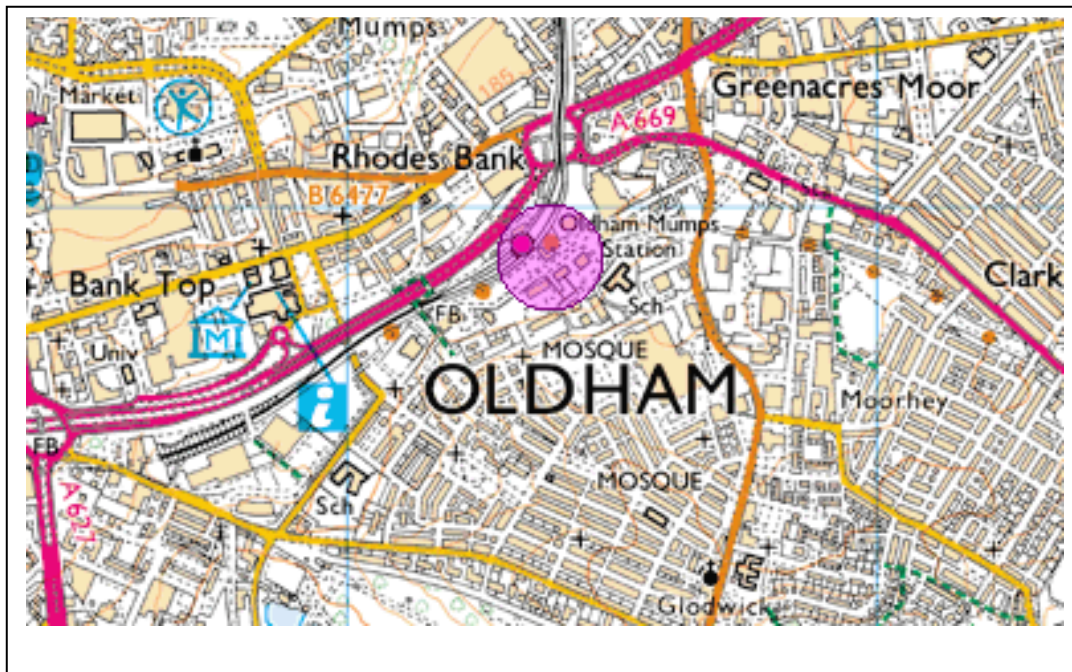
- The landlord to be responsible all utilities and other costs
- The landlord to be responsible for building insurance and repairs
- The tenant to be responsible for arrangement of any other required insurance such as contents insurance and public liability insurance

Legal Costs / Surveyors Fees:

The tenant will be liable for any fees incurred by the landlord.

There will be no legal or surveyors' fees incurred if accommodation is sought on the basis of a monthly licence.

Location Plan:



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

T: 0161 633 2000

E: neal.salomon@unitypartnership.com

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: OFFICE BLOCK 1, SOUTHLINK BUSINESS PARK

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