

# TO LET



## Industrial Units

### Southlink Business Park Workshop Units, OL4 1DE

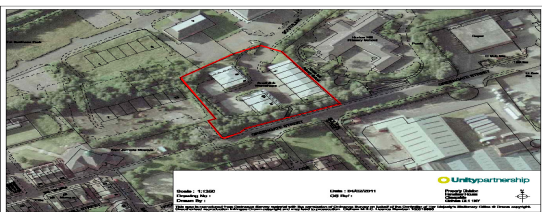
- Secluded Small Industrial Estate
- Ample Secure Car Parking facilities
- Gated access from the main Estate
- Close to Oldham Town Centre and Motorway links
- Good mix of uses

#### 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 roller shutters door and separate personnel doors and three phase electric supply, there is also ample on site parking.

#### 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 1-	1,055 ft <sup>2</sup> (98 m <sup>2</sup> Approx)
Unit 5-	1,055 ft <sup>2</sup> (98 m <sup>2</sup> Approx)
Unit 7-	1,055 ft <sup>2</sup> (98 m <sup>2</sup> Approx)
Unit 11-	1,927 ft <sup>2</sup> (98.m <sup>2</sup> Approx)

#### Licence Fee / Rent:

Unit 1-	£5,800p.a.
Unit 5 -	£5,800p.a.
Unit 7-	£5,800p.a.
Unit 11-	£10,600p.a.

All rentals are exclusive of VAT

#### Service Charge:

Unit 1-	£1,200 p.a.
Unit 5-	£1,200 p.a.
Unit 7-	£1,200p.a.
Unit 11	£1,800 p.a.

These figures are an estimate of the annual service charge for period 2010/2011, which include insurance of the Structure, Grounds

maintenance, monitoring of intruder alarm, 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 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) 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 not to 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 Licensee to be responsible for all Legal costs and Surveyors fees incurred in this transaction.
  
- The remaining terms are to be as required by the Council Solicitors

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 (2010-11):**

The premises are assessed for rating (Rateable Value) purposes as below

Unit 1 -	£4,350
Unit 5 -	£4,900
Unit 7-	£4,050
Unit 11-	£7,300

For verification purpose, prospective purchasers/tenants are advised to make their own enquiries to Oldham MBC Business rates section (0161 770 6611) 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 water mains.

**Legal Costs / Surveyors Fees:**

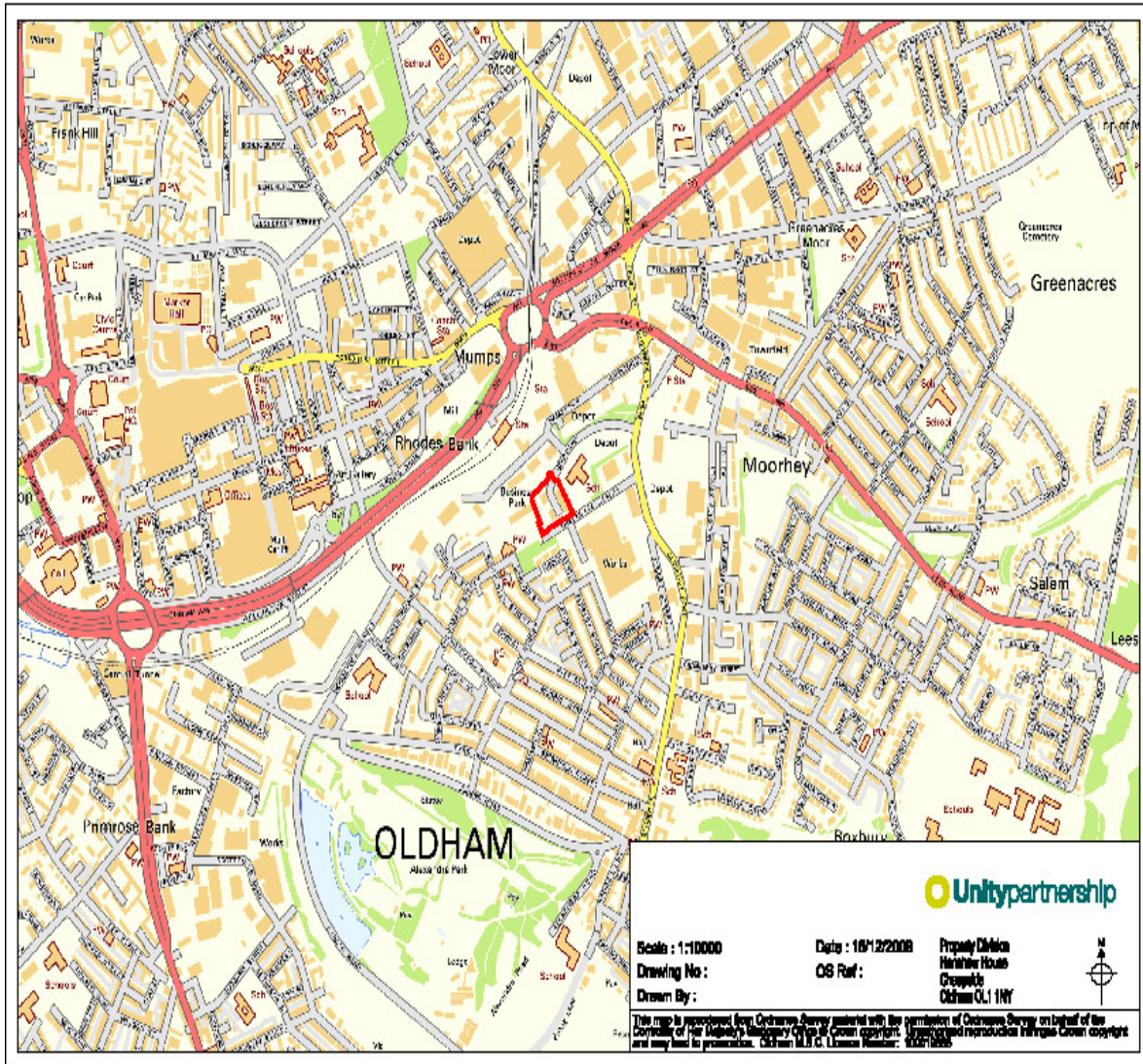
The prospective tenant will be responsible for reasonable Surveyor and Legal costs incurred in the preparation of the Licence.

**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)

.....  
.....

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:.....

.....

.....

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