

TO LET



High Quality Managed Office Space

Earl Business Centre Dowry Street Oldham OL8 2PF

- Newly refurbished; high quality finish
- Flexible Annual Licences offered
- Easy single monthly payment
- Traditional former Mill building
- Panoramic views
- Excellent transport links
- Ample secure car parking

Description:

Earl Business Centre is located within a traditional mill property which has been fully refurbished and renovated to provide exceptionally high quality managed office accommodation, designed to meet the needs of new and growing businesses.

The Business Centre is entered via a new fully glazed, feature entrance foyer, with manned Reception area, which offers stairwell and lift access to all levels. The building complies with Disability Discrimination Act (DDA) regulations.

The layout is ideally proportioned to maximise natural light from the extensive glazing. Flexible Licence terms and flexible space arrangements are available.



Location:

The Earl Business Centre is located on Dowry Street, Oldham OL8 2PF.

The premises are in close proximity to the A627, a main route into Oldham Town Centre, and the M60 motorway network.

Accommodation:

The accommodation comprises high quality offices, ranging from 118 sq ft to 1760 sq ft, and suitable for one to twenty five occupants.

Reception and Conference facilities, Kitchen and Break out area, Male / Female / Disabled Toilet Facilities, Lifts and Stairwells are located within the Business Centre and surrounding atriums / annexes.

Specification:

The Business Centre accommodation has been refurbished to include:

- Flexible furnished or un-furnished office space with suspended ceilings and high quality finishes
- Manned Reception area.
- Traditional brickwork and steel columns
- UPVC double glazing
- Passenger & Service Lifts.
- Fire alarm with sprinkler system
- Brand new toilet and kitchen facilities
- Secure designated car parking with CCTV and entry barriers.
- Centralised services for telephony and IT.
- High speed Broadband Internet.
- Hotdesking, Conference, Meeting and Training facilities.
- Ceiling venting / cooling system.

Licence Fee:

From £200 per person, per calendar month, excluding VAT.

All Licence Fee charges are inclusive of Services, but are exclusive of Business Rates, IT and Telephony Services.

Services:

The Licence Fee will include Office Management, Manned Reception, Utility Costs, Building Maintenance, Statutory Servicing, Plant Servicing, Buildings Insurance, Background Heating, Kitchen Facilities, Meeting room Service, Mailbox and Call answering Service.



Proposed Terms:

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

- Offices are available on Flexible Annual Licences
- Licences may be terminated, at any time, following a notice period of one month.
- The Licensee is to be responsible for the arrangement of any required insurance, such as contents and public liability insurance.

Rateable Value:

The property is currently in the process of being re-valued for business rates purposes.

Interested parties are advised to contact Oldham MBC Non-Domestic Rates on (0161) 7703000 to confirm the current Rates payable.

Legal Costs / Surveyors Fees:

The Licensee will be liable for the landlord's surveyors and legal costs incurred.

Planning:

The uses permitted as outlined in the Oldham Metropolitan Council Unitary Development Plan (UDP) are offices / research & development (Class B1). Prospective tenants should direct their own enquiries to the Local Planning Authority (Oldham MBC) on (0161) 7704105 to ensure that their proposed use is acceptable

For more information please contact:

Mrs Jen Rawsthorne

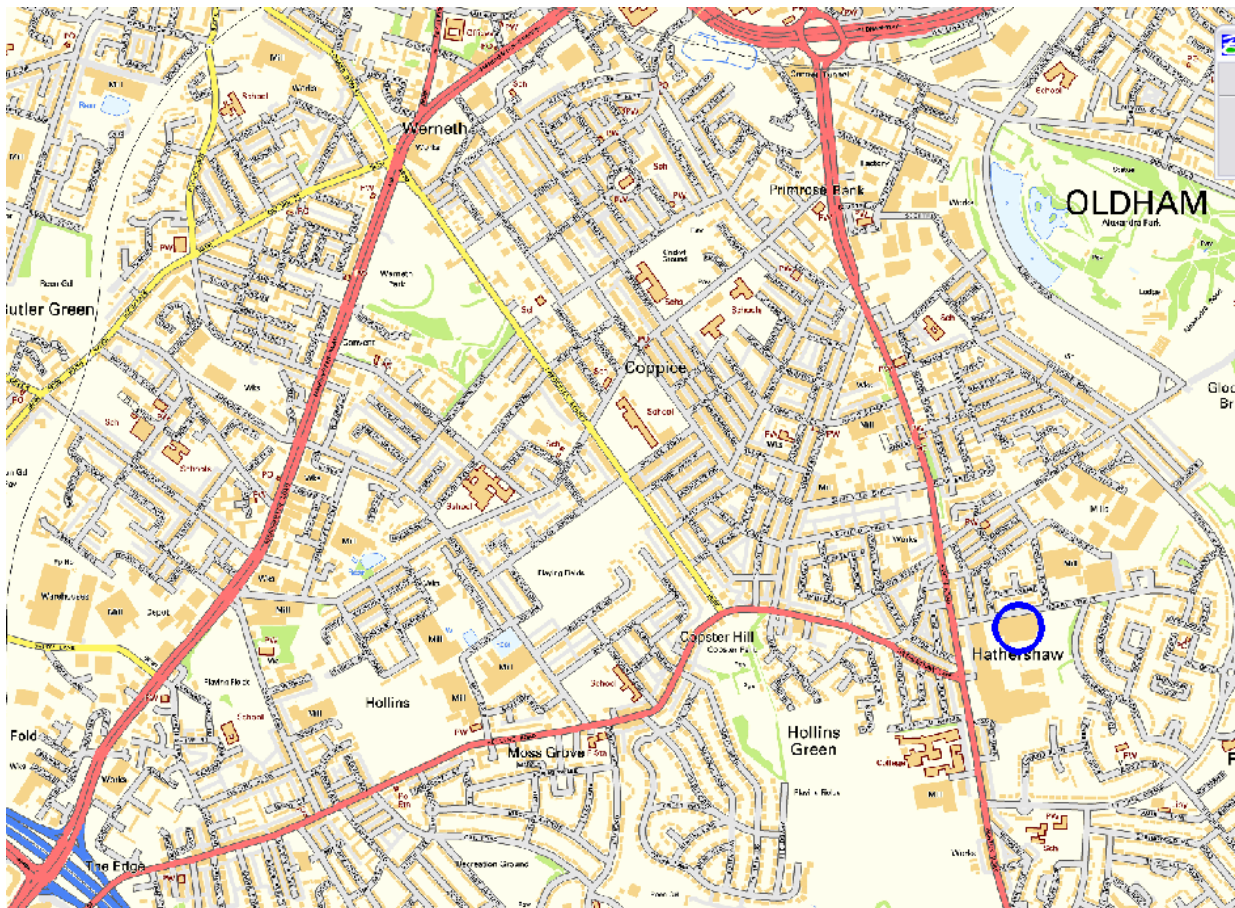
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Location Plan:

The location of Earl Business Centre is marked with a blue circle.



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