

# TO LET



## High Quality Office Space

### Earl Business Centre Dowry Street Oldham OL8 2PF

- 16,000 sq ft of newly refurbished, high quality office accommodation
- Traditional former mill property with extensive views over Oldham and beyond
- Flexible lease terms available
- Full range of amenities / services available including 10mb broadband
- Office Close proximity to Oldham town centre
- Excellent transport links
- Ample secure car parking



#### Description:

Earl Mill is a traditional mill property which has been fully refurbished and renovated to provide exceptional high quality office accommodation designed to meet the needs of the modern occupier.

A fully glazed, generous entrance foyer provides space for a reception area which offers stairwell and lift access to the upper floors and ground floor storage / delivery areas. The building complies with Disability Discrimination Act (DDA) regulations.

The accommodation comprises a large rectangular office suite (16,000 sq ft) with maximum flexibility for open plan use or sub division. The accommodation is ideally proportioned to maximise natural light from the extensive glazing. Flexible lease terms and flexible space arrangements for further sub division / partitioning are available.

#### Location:

The Earl Business Centre is located on the third floor of Earl Mill, located on Dowry Street, in the Oldham district of Hathershaw. The premises are in close proximity to Ashton Road, a main route into Oldham Town Centre and the M60 motorway network.

### Accommodation:

The accommodation comprises a large open plan office of 16,000 sq ft (NIA).

Kitchen facilities, break out area, male / female / disabled toilet facilities, lifts and stairwells are located within the surrounding atriums / annexes.

The business centre accommodation has been refurbished to include:

### Specification:

- High quality office space with high quality finishes
- Suspended ceilings
- Traditional brickwork and steel columns
- UPVC double glazing
- Lifts (including service lift)
- 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 and high speed fibre optic cabling with broadband speeds of 10mb.
- Flexibility for open plan or cellular fit out
- Category 2 fluorescent lighting.
- Ceiling venting / cooling system.

### Services:

Mains water, electricity, gas and drainage services are connected.

### 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.



### 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 an IRI (internal repairing and insuring) basis. The lessee is to be responsible for decoration of the premises.
- OMBC will insure the structure of the premises and re-charge the Lessee.
- The Lessee is to be responsible for the arrangement of all other insurance required.

### Rent:

£8.50 per square foot

All rentals are per annum and exclusive of VAT and other outgoings.

### Service Charge:

A fair proportion of the landlord's expenses / outgoings which is subject to the service charge provisions.

This is exclusive of VAT



### 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 ingoing tenant will be liable for the landlord's surveyors and legal costs incurred.

#### For more information please contact:

Mr. Nicholas Huddleston

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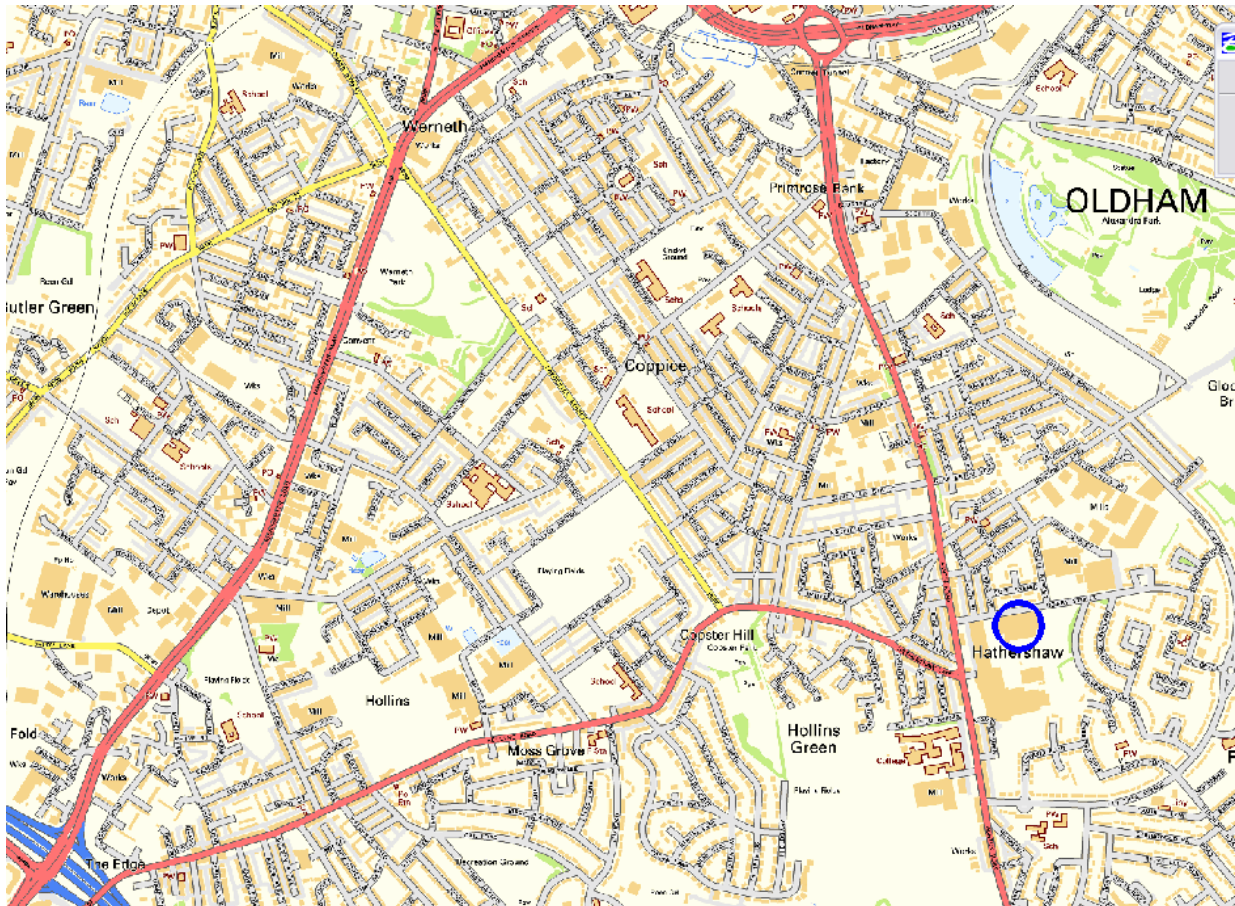
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## Location Plan:

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



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