

TO LET

SECOND FLOOR OFFICES, MANCHESTER CHAMBERS, OLDHAM, OL1 1LF



- Town Centre Location.
- Offices available on the second floor.
- Available either as a whole or in part.
- Close to the Central Bus Stations.

Location

The Offices are located on the second floor level. and are accessed via a generous staircase from a dedicated entrance to the front of the building. An intercom security system is in place. Toilet facilities are situated on a mezzanine floor level.

The Offices have recently been re-decorated and are ready for immediate occupation.

Description

Close to Oldham's Central Shopping area, the Offices are located within the impressive Manchester Chambers building. The building is situated close to public car parking and is adjacent to the Central Bus Stations and Spindles shopping centre.

Accommodation

First Floor – 104 M² (1,120 Sr. Ft) approx.

Second Floor –173 M² (1,860 Sq Ft) approx.

The total area of each floor level comprises a number of smaller office spaces, ranging from 15 m² (160 Sq. Ft) to 40 m² (435 Sq. Ft), as well as corridor and kitchen areas.

Service Charge

The Service Charge includes Management fee, Buildings Insurance, Repair and Maintenance of the Common Parts, Electricity supply for the Common Parts, Security and Fire Systems.

Rent

£5.00 per sq. ft.

The rental quoted is exclusive of Non-Domestic Rates, Service Charge and VAT.

Proposed Lease Terms

Flexible lease terms are offered; details are available on application.

Planning

The incoming tenant is responsible for ensuring that relevant planning permission is in place for their proposed use. Please contact Oldham Council Planning on (0161) 7704105.

Legal Costs / Surveyors Fees

The incoming tenant is to be responsible for Surveyors and Legal fees incurred during the course of the transaction.

Business Rates

Please contact Oldham Council Non-Domestic Rates on (0161) 7706677 for further information.

Business and Investment Team

Contact us for advice, guidance and support in setting up or growing your business.

Telephone: **0161 770 2077**

Email: **invest@oldham.gov.uk**

Website: **www.investinoldham.com**

Application For Lease

Floor: Second Floor Offices

Property Address: Manchester Chambers Offices, Oldham, OL1 1LF

Intended use of premises:

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Yearly rent offered: £.....

Full name (including trade name if applicable)

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Telephone no: Mobile no:

Email Address:

Date of birth: ... / ... / ... National Insurance number:

Address:.....

Postcode: Length of time at current address:

If less than 5 years please provide your previous addresses Inc. postcode:

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Please provide the following documents

- Copy of passport & driving licence**
- Proof of address, i.e. Recent utility bill**
- Bank reference (showing evidence that your bank is aware of the financial commitment if successful)**
- Proof of funds, i.e. Bank statement showing ability to pay 3 months' rent**
- Two trade references (if no trade experience, please provide two personal references - at least one from someone in a position of authority)**
- Commercial landlord reference (if applicable)**

Name & address of solicitor (if applicable):

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Previous business experience:

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Address of commercial property occupied in the last 5 years:

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Research undertaken to ensure the premises are suitable for your use:

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Any other information to support your application:

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Signed: **Date:**

Please return the completed form to:

Property Services, Unity Partnership, Henshaw House, Oldham, OL1 1NY

Or by email to: Peter.Jones@Unitypartnership.com