

TO LET

SECOND FLOOR OFFICES, METROPOLITAN PLACE

HOBSON STREET, OLDHAM, OL1 1AN



- Landmark town centre office building.
- Close to Metrolink and all town centre amenities.
- Office specification includes suspended ceilings and Cat II lighting.

Location

Metropolitan Place is situated on Hobson Street within the commercial centre of Oldham and just off Oldham Way (A62) which provides dual carriageway access to both the M60 and M62 motorways. It is just off Union Street and adjoins a Hobson Street car park and a retail development incorporating Sainsbury's and TK Maxx.

There are shops, pubs, cafes, sandwich bars and restaurants close by and good public transport links with Oldham Bus Station and the Metrolink connecting Oldham to Manchester and Rochdale.

Description

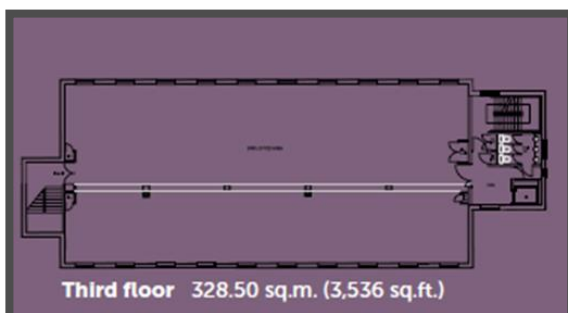
- Offices fitted with suspended ceiling and cat II lighting.
- 8 person passengers lift servicing all floors.
- Gas central heating.
- DDA Compliant
- WC & Shower facilities.
- Open plan floor.
- Staff kitchen.

Accommodation

Second Floor Offices – 327.5M² (3,536 Sq. Ft)

Legal Costs /Surveyor Fees

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



Rent

Offers of rent per annum are invited. Exclusive of Non-Domestic Rates and service charge. Three months' rent is payable upon completion.

Service Charge

Service charge will be payable.

Proposed Lease Terms

A minimum lease term of 6 years or multiples thereof, with rent reviews every three years. The tenant will be responsible for all repairs and insurance.

Business Rates

Rateable Value = £31,000

Rateable Value x Business Rates Multiplier =
Business Rates Payable

£31,000 x 0.493p = £15,283 Business Rates
Payable Approximately.

Please contact Oldham Council Non-Domestic Rates on (0161) 770 6677 for further information.

Planning

The incoming tenant is responsible for ensuring the relevant planning permission is in place for their proposed use. Please contact Oldham Council Planning on (0161) 770 4105.

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

EPC – This property’s rating is B (38)

Site Location Plan

Energy Performance Certificate

Non-Domestic Building

SECOND FLOOR
Metropolitan House
Hobson Street
OLDHAM
OL1 1TT

Certificate Reference Number:
9845-3078-0821-0803-3201

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A
0-25

B
26-50

C
51-75

D
76-100

E
101-125

F
126-150

G
Over 150

← 38

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	336
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	26.92
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

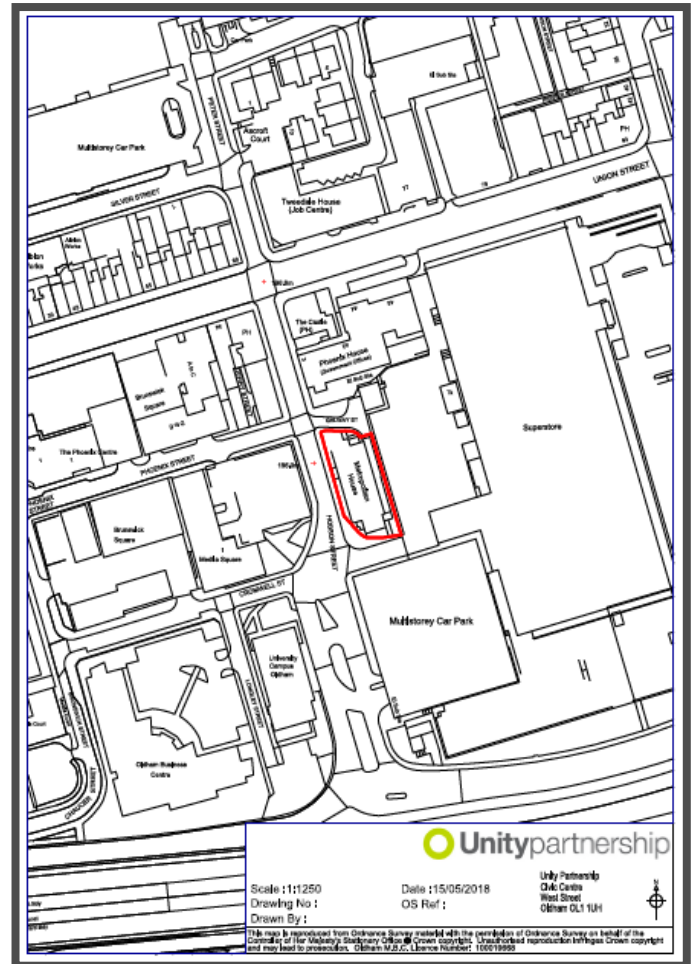
Buildings similar to this one could have ratings as follows:

19

If newly built

51

If typical of the existing stock



For more information about this property, please contact:

Alison Evans

Telephone: 0161 770 1988

Email: Alison.Evans@unitypartnership.com

Misrepresentation Act: In relation to The Misrepresentation Act 1967, Unity Partnership for themselves, the lessors and the vendors give notice that: (i) This set of particulars is set out as guidance for the intending purchaser/tenant, licensee or third parties do not constitute any part of an offer or a contract. (ii) All statements in these particulars are made without the responsibility of Unity Partnership. We cannot guarantee or warrant the accuracy, completeness, factual correctness or reliability of any information that has been gained from third parties (this includes inaccuracies or typographical errors). (iii) While the descriptions, dimensions and other statements given in these particulars are believed to be correct by Unity Partnership, none of the statements contained herein may be relied on as a statement or representation of fact. (iv) Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. (v) 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 for any expense incurred. (vi) Unless stated otherwise, all prices and rents are quoted exclusive of VAT.

Application For Lease

Property Address: Metropolitan Place, Second Floor Offices, Hobson Street, Oldham, OL1 1AN

Intended use of premises:

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Yearly rent offered: £.....

Full name (including trade name if applicable)

.....

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: Alison.Evans@Unitypartnership.com