

TO LET

**UNIT 1, SIR ROBERT PEACOCK HOUSE,
VULCAN STREET, OLDHAM, OL1 4LQ**
Approximately. 288 M² (3100 Sq. Ft)



- Easily accessible.
- Close to Oldham Town Centre.
- On site car parking.

Location

The industrial estate which is owned by Oldham Borough Council (the Council) is located on Vulcan Street, which is off Ripponden Road (A672), and is within easy reach of the M62 & M60 Motorways.

Description

The industrial estate comprises 6 single storey units with a communal loading area and on-site parking. The unit has a roller shutter door and a separate personnel door to the front elevation and is located at the rear of the estate on the left hand-side when entering the estate.

Service Charge

A Service Charge is payable and includes the insurance of the buildings, grounds maintenance, cleaning of the common areas and management of the estate. The expected service charge for 2018/2019 is approximately £1,500 plus VAT.

Business Rates

Rateable Value = £12,750

Rateable Value x Business Rates Multiplier =
Business Rates Payable

£12,750 x 0.48p = £6,120 Business Rates Payable
Approximately.

Please contact Oldham Council Non-Domestic Rates on (0161) 770 6677 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

Services

The unit has electricity and mains water services.

Legal Costs

The incoming tenant is to be responsible for the Council's reasonable Legal and Surveyor's costs incurred in the preparation of the Lease.

Proposed Lease Terms

The unit is offered for Lease, subject to contraction the following principal terms:

1. A minimum term of three years or multiples thereof, with rent reviews at a 3 yearly intervals.
2. The Council to arrange for the building insurance of the unit and to re-charge the tenant.
3. The tenant to be responsible for the external and internal repair and decoration of the unit.
4. The remaining terms and conditions are to be as required by the solicitor to the Council.

Rent

Unit 1 – 3100sq. ft. – Rent - £13,950/annum

All rentals are exclusive of VAT & outgoings


Use / Planning

The unit is suitable for B1, B2 & B8 type uses. Prospective tenants should direct their own enquiries to the Council's Planning Department on (0161) 770 4105, to ensure that their proposed use would comply with current planning regulations.

EPC – This property’s rating is D (79)

Site Location Plan – Unit 1, Sir Robert Peacock House

Energy Performance Certificate
Non-Domestic Building



Unit 1
The VIP Centre
Vulcan Street
OLDHAM
OL14 4A

Certificate Reference Number:
0370-0138-3959-4391-7002

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+	
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO₂ emissions

79

This is how energy efficient the building is.

Less energy efficient

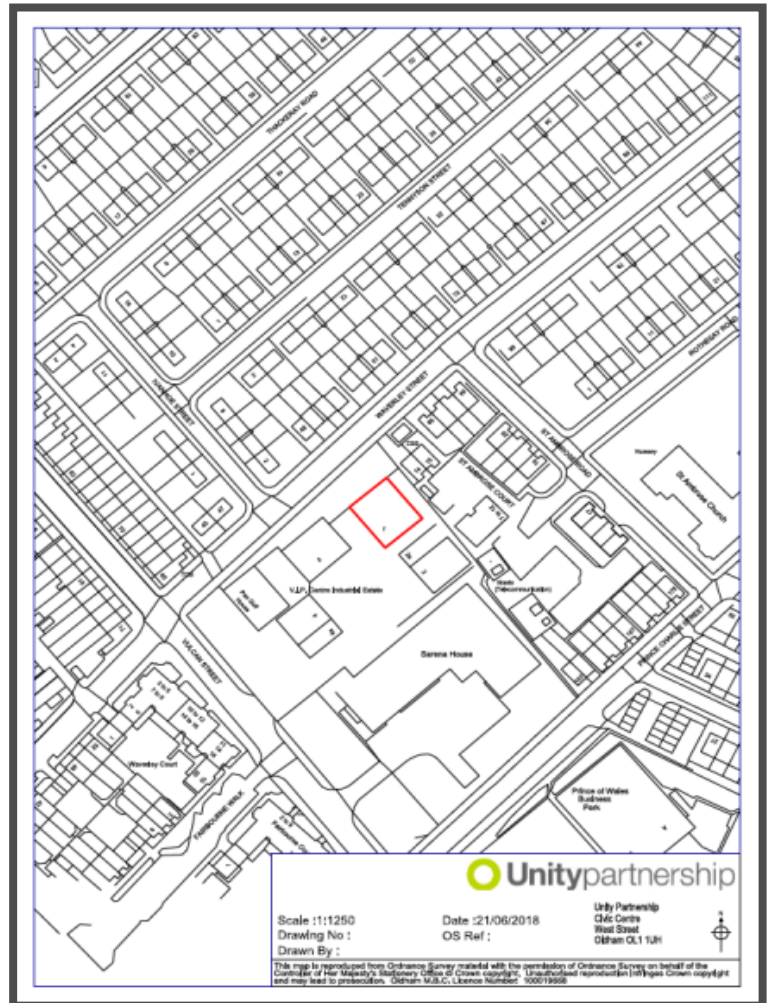
Technical Information


Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	297
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	45
Primary energy use (kWh/m ² per year):	266.21

Benchmarks

Buildings similar to this one could have ratings as follows:

25	If newly built
75	If typical of the existing stock





Scale :1:1250 Date :21/06/2018
Drawing No : OS Ref :
Drawn By :

Unity Partnership
Civil Centre
Wood Street
Oldham OL1 1JH

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For more information about this property or to arrange a viewing, please contact:

John Wasp

Telephone: 0161 770 1979

Email: John.Wasp@unitypartnership.com

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www.unitypartnership.com

2018/11

Application For Lease

**Property Address: Unit 1, Sir Robert Peacock House, Industrial Estate, Vulcan Street, Oldham,
OL1 4LQ**

Intended use of premises:

.....

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:

Unity Partnership, Henshaw House, Oldham, OL1 1NY

Or by email to: John.Wasp@unitypartnership.com