

TO LET

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



- Town Centre Location.
- Offices available on the first and second floors.
- Available either as a whole or in part.
- Close to the central bus stations.

Location

The Offices are located on the first and 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 first floor 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 Sq. 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,

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) 770 4105.

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**

First Floor Offices EPC – Rating D (90)

Second Floor Offices EPC – Rating D (97)

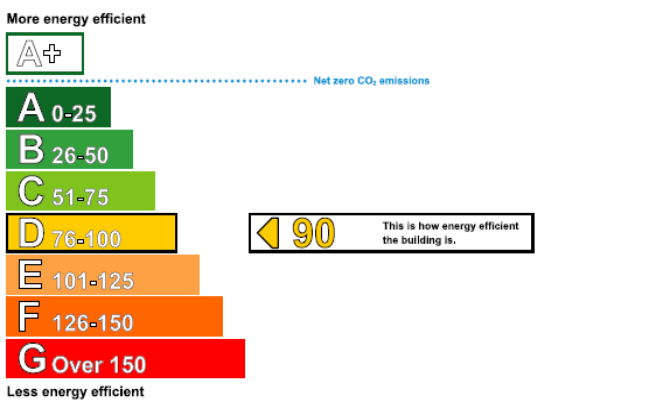
Energy Performance Certificate HM Government
 Non-Domestic Building

FIRST FLOOR OFFICES
 Manchester Chambers
 OLDHAM
 OL1 1LF

Certificate Reference Number:
 9755-3025-0726-0801-5601

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



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	100
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	55.46
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

34	If newly built
91	If typical of the existing stock

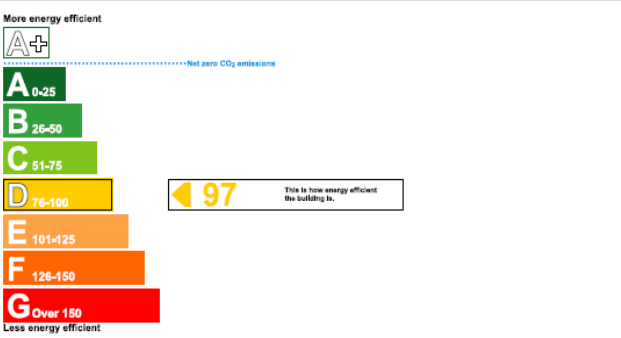
Energy Performance Certificate HM Government
 Non-Domestic Building

SECOND FLOOR OFFICES
 Manchester Chambers
 OLDHAM
 OL1 1LF

Certificate Reference Number:
 0572-0832-5769-5205-6002

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	180
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	72.81

Benchmarks

Buildings similar to this one could have rating as follows:

28	If newly built
75	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

For more information about this property, please contact:

Peter Jones

Telephone: 0161 770 5697

Email: Peter.Jones@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

Floor: First Floor or Second Floor Offices (Circle applicable)

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