

# TO LET

## VARIOUS UNITS – ACORN BUSINESS CENTRE

BARRY STREET, OLDHAM, OL1 3NE



- Variety of units available.
- Easy in, easy out terms available.
- Good mix of tenant businesses.

### **Location**

The business centre, which is owned by Oldham Borough Council (The Council), is located at the junction of Barry Street and Bower Street approximately 1.5 miles to the east of Oldham town centre in a recognised industrial location.

The business centre is conveniently located and provides easy access to Huddersfield Road (A62), Ripponden Road (A672) and Oldham Way, which in turn links to Ashton Road (A627), Manchester Street (A62) and A627 (M) and on to the M62.

### **Description**

The business centre comprises of 53 single storey units, which can be accessed off either Barry Street or Bower Street.

The units range in size from c. 45 m<sup>2</sup> - 325m<sup>2</sup> (500 – 3,500 sq. ft.) and are a mix of detached and terraced units all of portal framed construction with the benefit of roller shutter doors and additional personnel entrances to the front elevations.

### **Permitted Uses**

We are looking for uses that will complement the existing mix of uses.

Permitted uses are as follows:

- General Industrial
- Storage and distribution
- Light Industrial
- Other uses will be considered on application.

### **Licence Fee / Accommodation**

Available on request.

### **Proposed Terms**

The council is offering units on a monthly licence basis with the council responsible for the repair and insurance of the units and the licensee is responsible for the payment of all utilities.

In addition to the payment of the rent – the majority of units are exempt for VAT purposes. The licensee will also contribute to the upkeep of the external common parts by way of a service charge, which will attract VAT at the current rent of 20%.

### **Planning**

The incoming licensee 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**

Licences will be granted to successful applicants using the council's template form; the council bearing its own costs in the grant of the licence agreement/s.

### **Applications**

Interested parties are required to complete the attached application form and return this to Unity Partnership together with copies of all relevant information.

On behalf of the Council, Unity Partnership will undertake to review all applications on an equal and non-discriminatory basis but without guarantee that applicants will be recommended to the council as the next licensee of their proposed unit.

### **Business and Investment Team**

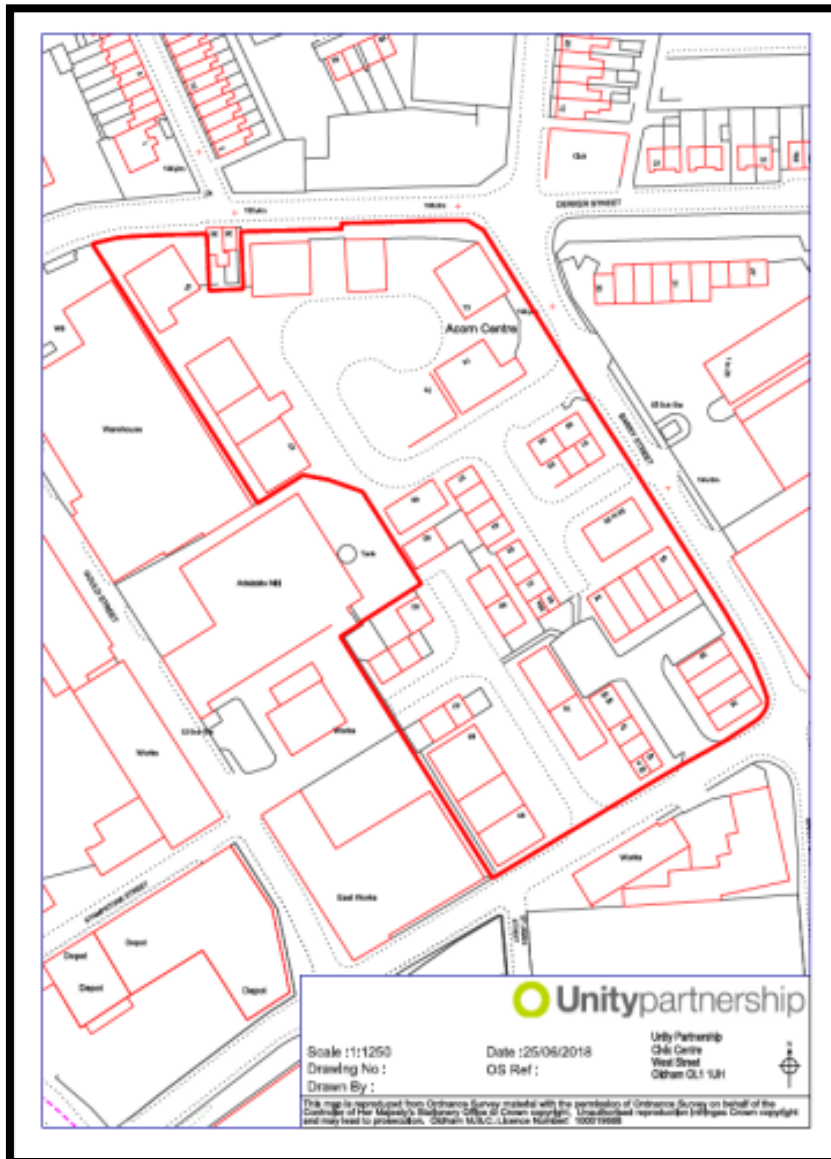
Contact us for advice, guidance and support in setting up or growing your business.

Telephone: **0161 770 2077**

Email: **[invest@oldham.gov.uk](mailto:invest@oldham.gov.uk)**

Website: **[www.investinoldham.com](http://www.investinoldham.com)**

## Site Location Plan



**For more information about this property, please contact:**

**John Wasp**

**Telephone: 0161 770 1979**

**Email: [John.Wasp@Unitypartnership.com](mailto:John.Wasp@Unitypartnership.com)**

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**Application For Lease**

**Unit:**

**Property Address: Acorn Business Centre, Barry Street, OL1 3NE**

**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:** .....

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Please return the completed form to:

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

Or by email to: [John.Wasp@Unitypartnership.com](mailto:John.Wasp@Unitypartnership.com)