

TO LET

UNIT 07, SOUTHLINK WORKSHOPS

Southlink Workshops, Oldham, OL4 1DP



- Parking available for 1 vehicle at the front of the unit.
- Communal car parking in close proximity.
- Single W.C.

Location

The unit is one of eleven units, which form part of Southlink Business Park Workshops located on Southlink off Glodwick Road (B6194). The workshops lie to the east of the town centre and are ideally located to serve the local and wider areas in and around Oldham.

Description

The unit is of steel frame construction with interior block work walls and a roof incorporating translucent panels.

The ground floor consists of a concrete floor with florescent strip lighting, electric fixed sockets and a toilet. The eaves height is 3.6 m.

Accommodation

Ground Floor – 100 m² (1076 Sq. Ft)

Manual Roller Shutter Door – W: 3.0m H: 3.4m

Three Phase Supply

Service Charge

Service charge will be applicable. This figure will vary from year to year; the budget figure for the current year (2019/2020) is £1,090.00.

VAT is charged on the service charge.

Proposed Lease Terms

Term – 3 Years (or multiples thereof)

Rent – £6,500 pa.

Rent Review – 3 years to open market value

Full Repairing Lease – The landlord will insure and recover the cost of the premium from the tenant.

Legal Costs / Surveyors Fees

Legal Fees – £500

The incoming tenant is responsible for the cost of the professional fees incurred during the course of the transaction.

Business Rates

Rateable Value – £4,200

Rateable Value x Business Rates Multiplier
(19/20) = Business Rates Payable

£4,200 x 0.49 = £2,058.00 (Approx. Rates Payable)


Please contact Oldham Council Non-Domestic Rates on 0161 770 6677 for more 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.

EPC – This property’s rating is C (70)

Energy Performance Certificate
Non-Domestic Building



Unit 7
Southlink Business Park Workshops
Southlink
OLDHAM
OL4 1DP

Certificate Reference Number:
9900-8948-0371-4840-5050

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

Less energy efficient

◀

70

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Other	
Building environment:	Unconditioned	
Total useful floor area (m ²):		102
Assessment Level:		3
Building emission rate (kgCO ₂ /m ² per year):		38.12
Primary energy use (kWh/m ² per year):		225.48

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

76

If typical of the existing stock

For more information about this property, please contact:

John Wasp

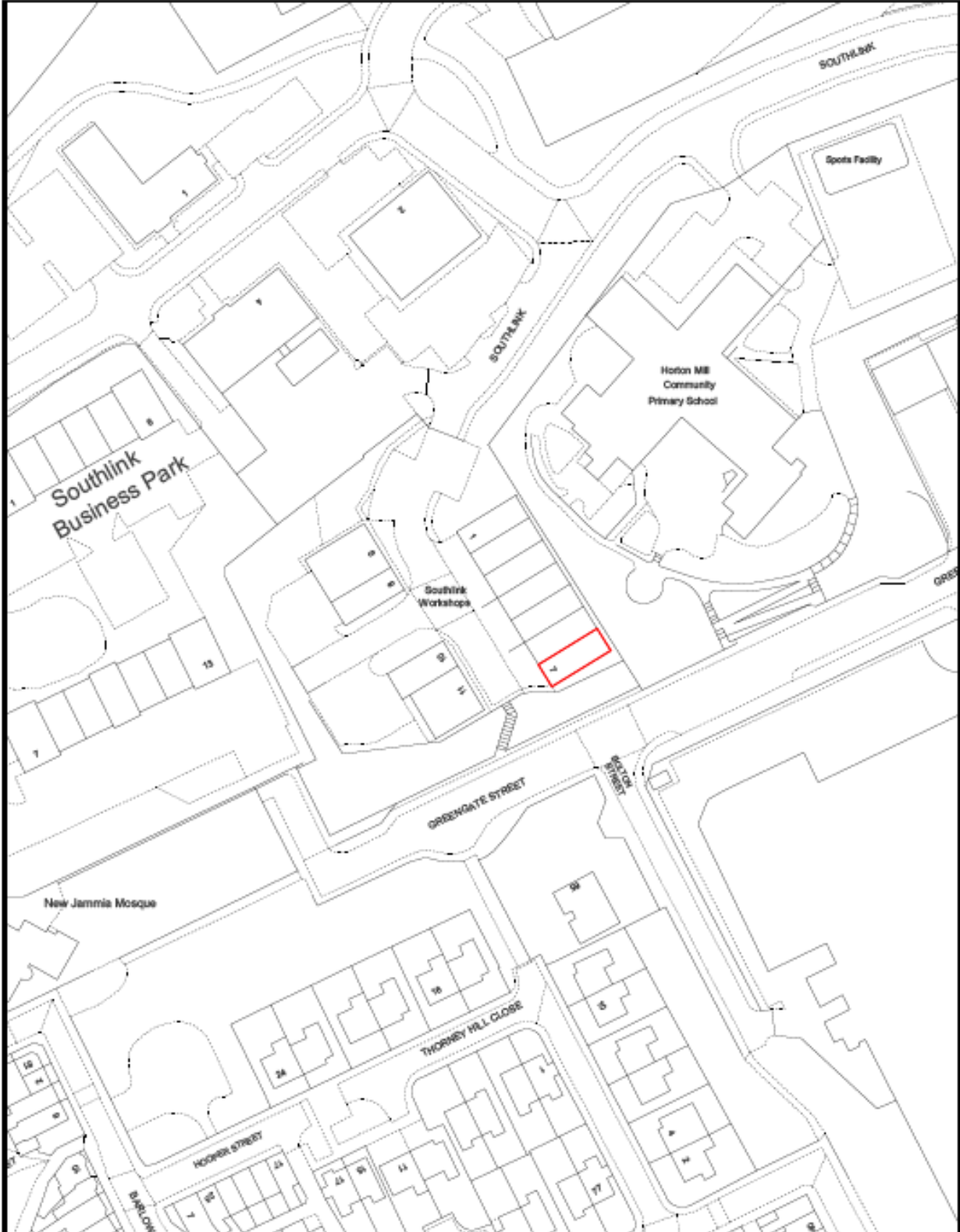
Telephone: 0161 770 1979

Email: John.Wasp@unitypartnership.com

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Unit 07, Southink Workshops

Creator: HWD



Application for Lease

Property Address: Unit 07, Southlink Workshops, Oldham, OL4 1DP

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: John.Wasp@Unitypartnership.com