

TO LET

UNIT 50 ACORN BUSINESS CENTRE
BARRY STREET, OLDHAM, OL1 3NE



Information Pack

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.

Offering approximately 46.61 sq.m (501 sq.ft) of industrial space, unit 50 is an end terraced unit of portal framed construction with the benefit of a manual roller shutter door and additional personnel entrance to the front elevation.

Internally the unit has been adapted into a series of offices constructed with stud wall partitioning with a separate kitchenette space. The unit comprises of a concrete floor, fluorescent strip lighting and multiple power sockets. Additional motion sensor lighting is installed within the office space.

Permitted Uses

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

Permitted uses are as follows:

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

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) 770 4105.

Rent & Service Charge

Rental offers in excess of £5,000 per annum are invited.

Service Charge £1,000 (Plus VAT) per annum.

Business Rates

Business Rates Payable is estimated to be approximately £1,421 for 2021/2022.

The current Rateable Value is £2,900

Rateable Value x Business Rates Multiplier
= Business Rates Payable

£2,950 x 49.9 pence = £1,421

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

Legal Costs / Surveyors Fees

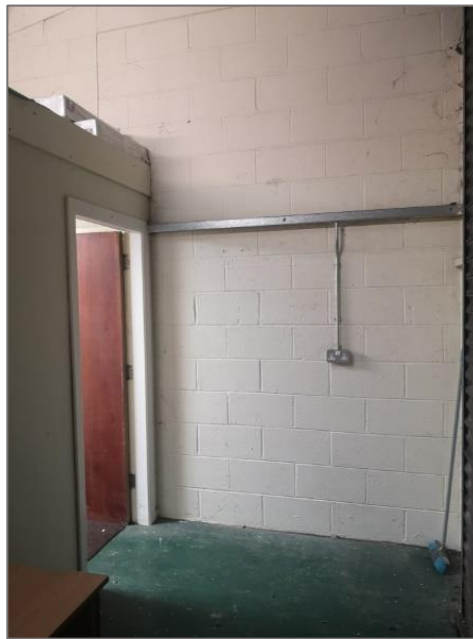
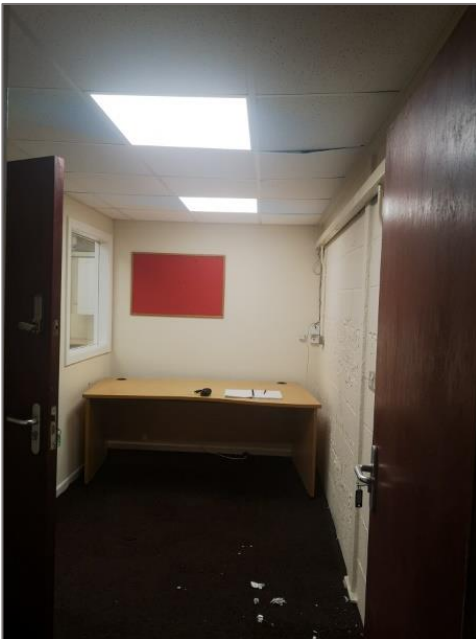
Licences will be granted to the successful applicant using the Council's template form; each party will bear its own costs in the grant of the licence agreement.

Applications

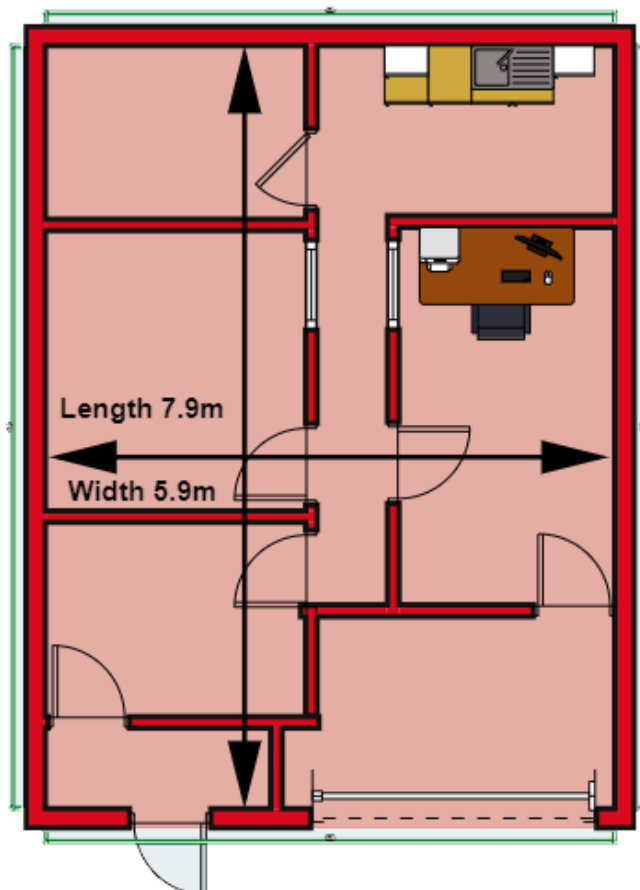
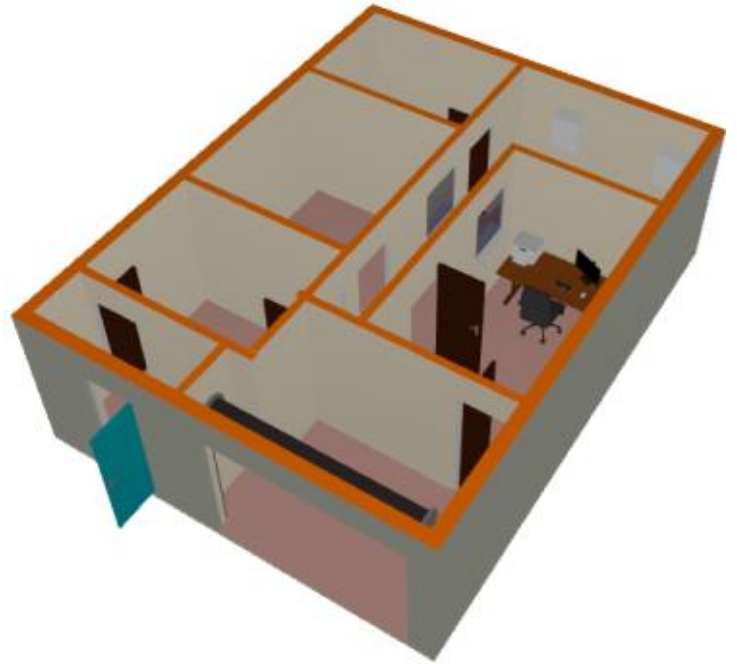
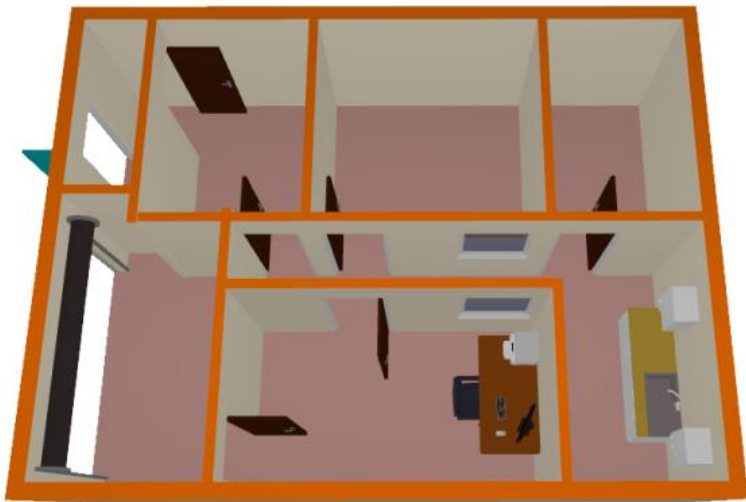
Interested parties are required to complete the attached application form and return this to Unity Partnership together with copies of all relevant information.

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 Unit 50

Internal Layout



Internal Layout



Application for License

Property Address: Unit 50, Acorn Business Centre, Barry Street OL1 3NE

Intended use of premises:

.....

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:

.....

.....

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:

.....
.....

Research undertaken to ensure the premises are suitable for your use:

.....
.....

Any other information to support your application:

.....
.....

Signed: **Date:**

Please return the completed form to:

Keira.Doran@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.

Standard Licence Agreement

ACORN BUSINESS CENTRE

Acorn Business Centre is an initiative by Oldham Borough Council to provide serviced accommodation for small business ventures in the Acorn Centre, Barry Street, Oldham. To operate successfully the Centre must be managed in a flexible manner and for this reason users of the Centre will not be granted formal leases but are invited to sign this short term Licence Agreement.

LICENCE AGREEMENT (Units)

Date of signing:

Monthly Licence for space number: Unit X

Licensee: Oldham Borough Council
 Civic Centre
 West Street
 Oldham
 OL1 1UG

Licensee details: Business name

 Contact name:

 Contact Number:

 Monthly Charge: £ Y (no VAT)

 Service Charge: £ Z (including VAT)

 Total/ Month: £ Y + Z

 Payment: First day of each calendar month

 Licence use:

 Commencement date:

The additional terms and conditions are set out overleaf. The parties hereby agree to this Licence as set out above.

SIGNED by the Manager for the Licensor:

In the presence of:

SIGNED by the Licensee: 1st -

2nd -

In the presence of :

DATE

TERMS AND CONDITIONS

1. The Licensor permits the Licensee to use the space specified overleaf together with its allocated parking space and use of certain communal facilities/services of the Centre but the Licensor will not be liable for any loss or damage as a result of use of space and facilities/services or any breakdown.
2. The Licensee will pay a monthly charge specified overleaf on payment dates. The Licensee agrees to pay monthly charge by way of a Standing Order or Direct Debit. The Licensee recognises and accepts that the monthly charge may be reviewed by the Licensor to take account of any increase in costs of various items covered by the monthly charge.
3. The Licence shall be for a period covered by the initial charge and may continue thereafter from month to month unless terminated by either party giving one month's written notice to the other or terminated forthwith by the Licensor on breach by the Licensee of any of the provisions of the Licence.
4. The Licensees will be provided with a key to the Centre to have access to the space. The key is to be returned on termination of the Licence..
5. This Licence does not give the Licensee exclusive use of the specified space. The Licensor reserves the right at any time (at its own expense) to relocate the Licensee in other suitable space within the Centre at the sole discretion of the Licensor and upon not less than 28 days notice in writing to the Licensee.
6. The Licensee agrees to the following:
 - a) To use the space only for the purpose stated overleaf. Any change of use must be authorised in writing by the Manager.
 - b) To obey the rules of the Centre published by the Manager from time to time.
 - c) Not to cause obstruction or nuisance to other users of the Centre.
 - d) To maintain the space in a clean and tidy condition, free from rubbish, and to pay the cost of repairs to any damage caused by the Licensee to the space of the Centre.
 - e) Not to make any alteration to the space or to the Centre.
 - f) Not to bring into the Centre anything which is of a dangerous or illegal nature or which may cause damage to the fabric of the Centre and to pay the cost of any increase in insurance premium due to activities of the Licensee.

- I. No highly flammable dangerous chemicals or substance, liquid or gas shall, without the prior written consent of the Council, be stored in or placed on the Premises
- g) To comply at their expense with all Acts of Parliament by-laws and Regulations (including factory regulation) which may regulate the use of space and/or the Centre.
- h) To pay the appropriate authority for all electricity, gas, water and telephone service used in the unit.
- i) At the Licensee's expense, to take out and maintain insurance policies to the satisfaction of the Manager to cover the following risks:
 - I. Any claims which may be made against the Licensor (including personal injury whether fatal or otherwise) arising from this Licence and the use by the Licensee of the space,
 - II. Damage, arising from normal risks, to the Licensee's own property,
 - III. Normal business risks,
 - IV. Any other risks which the Manager shall from time to time consider appropriate.
- j) To comply with the requirements of the Manager and/or the relevant competent authority concerning fire precautions.
- k) To obtain prior approval of the Manager for any machinery or processes which might have an adverse effect regarding pollution, noise, vibration, floor loading and fire hazard.
- l) Not to seek to obtain information as to any invention work or process being carried out by any other user in the Centre and not to divulge to any person any information as to any process of work being carried out by any other user of the Centre.
- m) Upon expiration of notice served under Clause (3) above to vacate the space promptly and quietly and to pay the cost of making good any damage caused during occupation or by such vacation
8. The rights granted to the Licensee are personal to those persons and not assignable. The Licence creates no tenancy or lease whatsoever between the Licensor and the Licensee. This clause does not prevent occupation of the space by an employee, colleague or associate (approved by the Manager), but the Licensee is responsible that such other person complies with the Licence.
9. The Licensee acknowledges that the allocated space is suitable for his intended use.

10. The Licensor is not liable to the Licensee for any damage sustained by the Licensee: in use of the space; due to the defect in construction or maintenance of the Centre; due to failure to provide the services/facilities nor for any loss, damage or injury of the licensee or his property, or any damage to the Licensee's goods or any destruction of the Licensee's business as a result of any cause.

11. In this Licence, words implying the masculine gender shall also include the feminine gender. Words implying the singular shall include the plural, and corporate status. If more than one Licensee has signed this Licence, their obligation shall be joint and several.

LICENCE DETAILS - 1ST NAMED

BUSINESS:

**NAME:
ADDRESS:**

**PERVIOUS LOCATION:
ESTABLISHED:**

LTD. CO./PART/SOLE/OTHER

PRINCIPAL

**NAME:
HOME ADDRESS:**

**OWNER/TENANT
RESIDENT SINCE:**

TELE NO:

ASSOCIATE

**NAME:
ADDRESS:**

**OWNER/TENANT
RESIDENT SINCE:**

TELE NO:

BANK

**NAME:
ADDRESS:**

**TELE NO:
SORT CODE:
ACCOUNT NO:**

STANDING ORDER

INSURANCE

**NAME:
ADDRESS:**

**TELE NO:
CERT/ POLICY NO:
THIRD PARTY:
EMPLOYER'S LIABILITY:
OTHER:**

LICENCED USE:

SPECIAL REQUIREMENTS:

DATE COMMENCED:

KEYS ISSUED:

UNIT NO:

RECEIVED BY:

ISSUED BY:

NOTICE SERVED:

DATE TERMINATED:

KEY RECOVERED:

REFERENCES:

NOTES:

LICENCE DETAILS - 2ND NAMED

BUSINESS:

**NAME:
ADDRESS:**

**PERVIOUS LOCATION:
ESTABLISHED:**

LTD. CO./PART/SOLE/OTHER

PRINCIPAL

**NAME:
HOME ADDRESS:**

**OWNER/TENANT
RESIDENT SINCE:**

TELE NO:

ASSOCIATE

**NAME:
ADDRESS:**

**OWNER/TENANT
RESIDENT SINCE:**

TELE NO:

BANK

**NAME:
ADDRESS:**

**TELE NO:
SORT CODE:
ACCOUNT NO:**

STANDING ORDER

INSURANCE

**NAME:
ADDRESS:**

**TELE NO:
CERT/ POLICY NO:
THIRD PARTY:
EMPLOYER'S LIABILITY:
OTHER:**

LICENCED USE:

SPECIAL REQUIREMENTS:

DATE COMMENCED:

KEYS ISSUED:

UNIT NO:

RECEIVED BY:

ISSUED BY:

NOTICE SERVED:

DATE TERMINATED:

KEY RECOVERED:

REFERENCES:

NOTES: