

TO LET

UNIT 9, FORGE INDUSTRIAL ESTATE GREENACRES ROAD, OLDHAM, OL4 1LE



- Approximately 139.35 M² / 1500 Sq. Ft
- Roller Shutter Door.
- Communal Parking.
- Within easy reach of motorway network.

Location

Forge Industrial Estate is located on Greenacres Road, just off the A62 Oldham Road, and is within easy reach of either the M62 or M60 Motorways.

Description

Property comprises a mid-terraced modern industrial unit located in Forge Industrial Estate comprises 17 single storey units with a communal loading area and ample on-site parking. Each unit benefits from a roller shutter doors and separate personnel doors to the front elevation

Accommodation

The unit extends to approximately 139.35 M² / 1500 Sq. Ft.

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.

Business Rates

Rateable value = £2,561 Approximately

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

£5,133 x 49.9p = £2,561 Approximate Business Rates Payable

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.

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.

Proposed Lease Terms

1. A minimum term of three years or multiples thereof, with rent reviews at 3 yearly intervals.
2. The initial rent will be £8,625 per annum exclusive
3. The Council to arrange for the Building Insurance of the units and to recharge the tenant.
4. The tenant to be responsible for the external and internal repair and decoration of the units.
5. The remaining Terms and Conditions are to be as required by the Solicitor to the Council.

Legal Costs / Surveyors Fees

Professional Fees £750 plus VAT.

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

Application for Lease

Property Address: Unit 9, Forge Industrial Estate, Greenacres Road, Oldham, OL4 1LE

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: Ken.Anderson@unitypartnership.com