

FOR SALE

Zanco House, 115 Huddersfield Road, Oldham, OL1 3NY

11,300 SQ FT



INDUSTRIAL / OFFICE UNIT WITH SECURE YARD ON A SITE OF 0.6 ACRES

LOCATION

115 Huddersfield Road is located on the A62, 1.1 miles North east of Oldham Town Centre.

The location of the premises is further enhanced with the Greater Manchester and National Motorway network being easily accessible, approximately 3 miles southwest via Junction 22 of the M60.

DESCRIPTION

The site benefits from the following specification:

- Prominent roadside position fronting Huddersfield Road
- Warehouse / workshop space
- Two level access loading doors
- 2.75 to 3.5m eaves height
- Secure yard and parking to the rear
- Two storey offices and amenities
- Large mezzanine throughout

ACCOMMODATION

Description	Size (sq ft)
Ground Floor Warehouse & Workshop / Stores	4,647
Mezzanine Floor	3,304
First & Ground Floor Offices	3,349
TOTAL	11.300

TERMS

The unit is available to purchase, price upon application.

EPC

Available upon request

TENURE

Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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