

# TO LET

## DISTRIBUTION / WAREHOUSE UNIT ON A 1.5 ACRE SITE

**B8**  
REAL ESTATE



**11,102 SQ FT  
(1,031.40 SQ M)**

- Standalone industrial unit
- 20 raised loading bays and one level access loading door
- Warehouse Lighting
- 3 Phase Power Supply
- Ground and first floor office accommodation
- Large concreted yard with 360 degree circulation



**239 SHAW ROAD,  
ROYTON, OLDHAM,  
LANCASHIRE  
OL2 6EF**

**0161 375 6000**  
[www.b8re.com](http://www.b8re.com)



## LOCATION

The town of Royton is located 2 miles north of Oldham, 8 miles north east of Manchester city centre and 3.5 miles south of Rochdale.

The A627(M), M62 and M60 are all easily accessible, which in turn link with the M56, M66, M6 and M1 Motorways and Manchester Airport is 18 miles to the south west and accessible via the M60.

The property is situated on the north side of Shaw Road (A663) within a mixed-use area Occupiers close by include: Portakabin, Patterson & Rothwell and a range of local industrial operators



## TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed with further details available upon request.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## EPC

Available upon request.

## VIEWINGS

Strictly via appointment with the sole agents, B8 Real Estate.

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## ACCOMMODATION

We understand the property has the following floor areas:

|                                                         |                     |                      |
|---------------------------------------------------------|---------------------|----------------------|
| Warehouse                                               | 7,008 sq ft         | 665.06 sq m          |
| Offices / Amenities / Kitchen / WCs (Across two floors) | 4,094 sq ft         | 380.34 sq m          |
| <b>TOTAL</b>                                            | <b>11,102 sq ft</b> | <b>1,031.40 sq m</b> |

On a 1.5 acre site

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