

**150 Oldham Road**  
Failsworth, Manchester, M35 0HP

**BC** REAL  
ESTATE



# TO LET

0.62 ACRES  
(0.25 HECTARES)

A regular shaped level plot of 0.62 acres which is very prominent and visible from the A62 (Oldham Road)

- Prominent

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- site is tarmac surfaced and also fenced

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- an office/ kitchen / toilet block on site

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- a tented workshop area

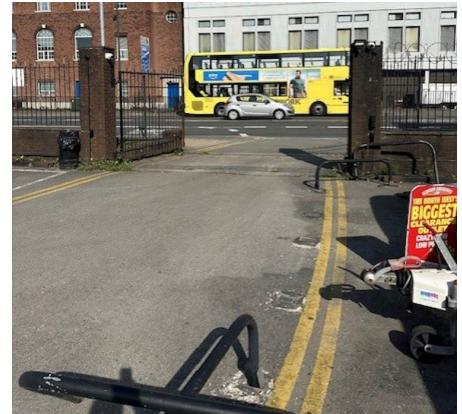
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- 2 containers on site - these can be removed

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- security alarm

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## Summary

Available Size	0.62 Acres / 0.25 Hectares
EPC	Upon enquiry

## Description

The site comprises a regular shaped level plot of 0.62 acres which is very prominent and visible from the A62 (Oldham Road)

The site is tarmac surfaced and also fenced, with two points of access from the A62.

Included within the site are

- an office/ kitchen / toilet block
- a tented workshop area
- 2 containers - these can be removed
- Security alarm – tenant responsible for subscription
- There is FTTP on site for telephone and broadband should you need it – tenant responsible for the subscription

Planning - The current planning for the site is Sui Generis

## Location

The site is situated in a very prominent position fronting the A62 Oldham Road, close to its junction with the A663 (Broadway)

The site is situated c1 mile from the M60 (J22) and c3 miles from Manchester City Centre.

Local occupiers include Morrisons, Housing Units and Aldi.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor	27,007.20	2,509.05	Available
<b>Total</b>	<b>27,007.20</b>	<b>2,509.05</b>	

## Viewings & Further information

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