

THE HUB @ LINNEY LANE

LINNEY LANE, SHAW, OLDHAM OL2 8HD

TO LET A NEW DEVELOPMENT OF COMMERCIAL UNITS



AVAILABLE NOW

2,877 sq ft (267.29 sq m) to
15,016 sq ft (1,395.03 sq m)



DESCRIPTION

The new development provides 4 x units suitable for a wide range of business uses (STP).

The units are built to a high specification with each unit featuring glazed personnel/customer entrances as well as 4m x 5m level access roller shutter doors. The units have mezzanines installed for extra flexibility.

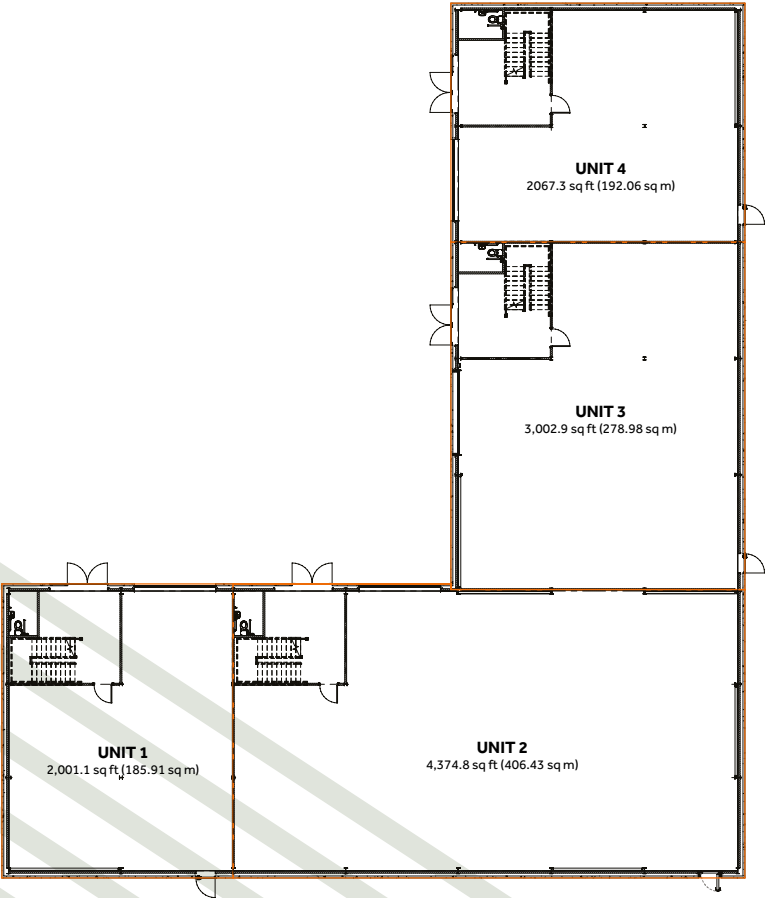


SCHEDULE OF ACCOMMODATION (GEA)

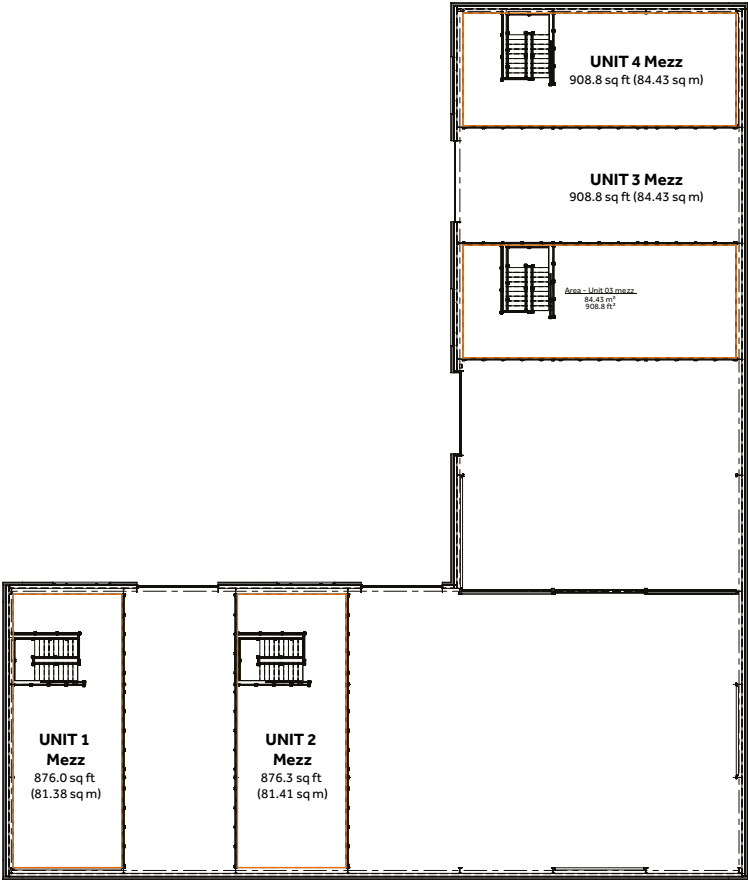
Unit	Ground Floor Warehouse (sq ft)	Ground Floor Warehouse (sq ft)	Mezzanine (sq ft)	Mezzanine (sq m)	Total (sq ft)	Total (sq m)
1	2,001.10	185.91	876	81.38	2,877	267.29
2	4,374.80	406.43	876.30	81.41	5,251.10	487.84
3	3,002.90	278.98	908.80	84.43	3,911.70	363.41
4	2,067.30	192.06	908.80	84.43	2,976.10	276.49



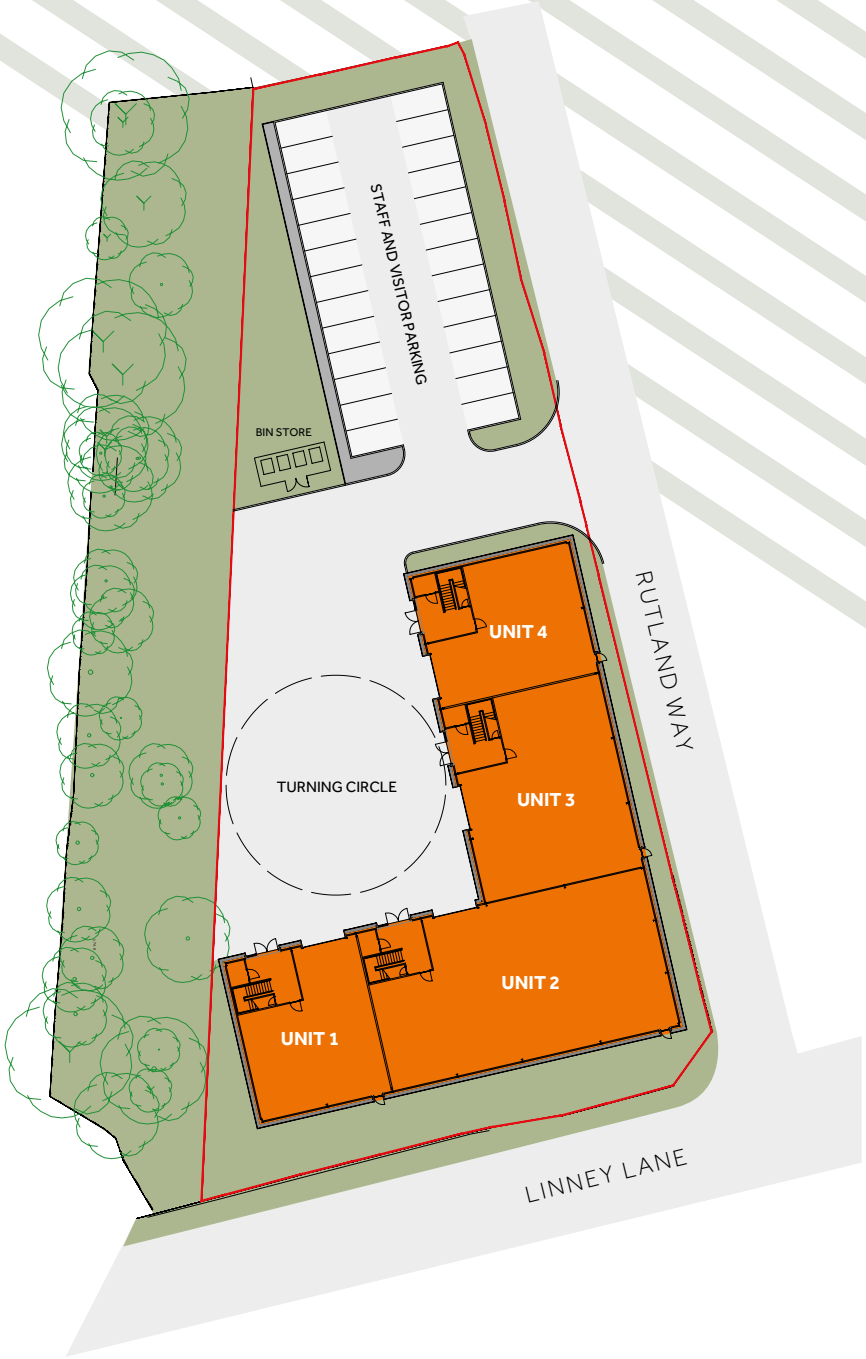
PLANS



GROUND FLOOR GROSS AREA PLAN



MEZZANINE FLOOR GROSS AREA PLAN



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USE

Class E (formally B1c) B2 and B8 (subject to planning) uses.

TERMS

Available on a freehold or leasehold basis.

VAT

VAT will be payable on any transaction.

EPC

EPC reports will be made available upon request.

RATES

We advise that you contact Oldham Borough Council for further information.

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VIEWINGS / FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents.

Misrepresentation Act 1967. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk

JONATHAN PICKLES

E jonathan@nolanrealestate.co.uk

T 07469 153718



JAMES GOODE

E j.goode@box4realestate.co.uk

T 07891 810260

