

MBRE

**WAREHOUSE
TO LET**



Lion Mill
Fitton Street
Royton
Oldham, OL2 5JX

**VARIOUS
SQ.FT**

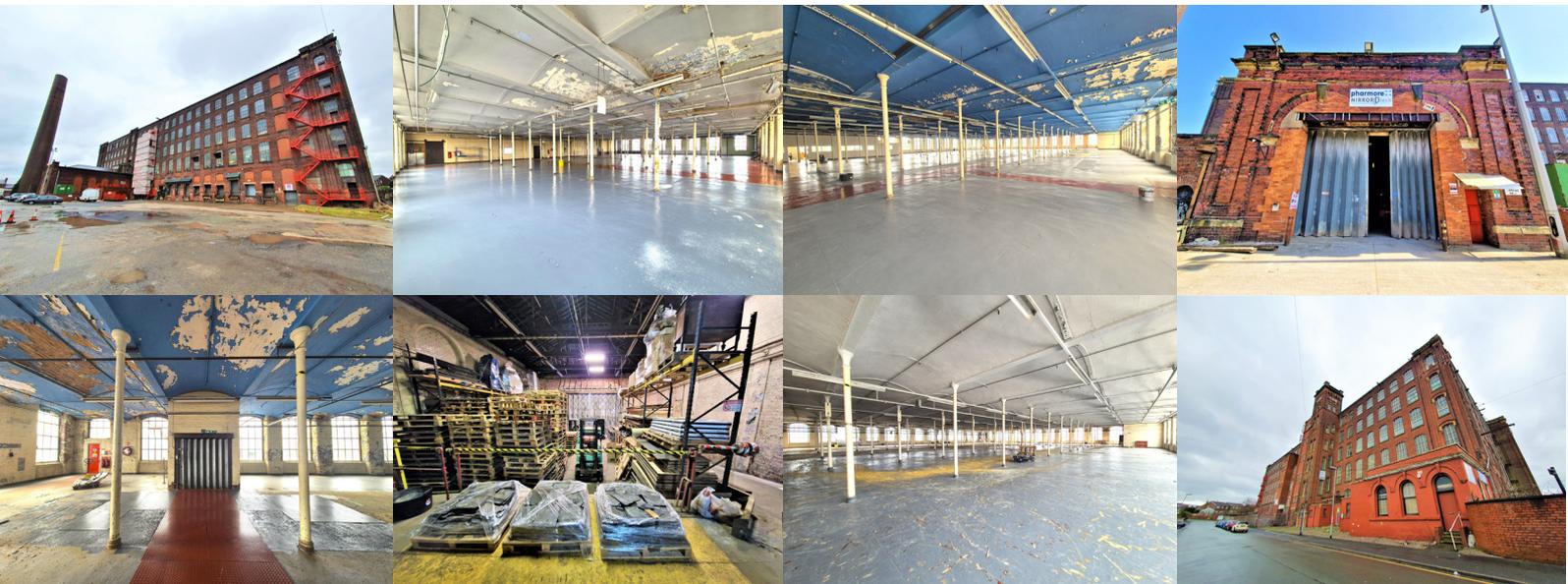


- Grade II listed former spinning mill built 1890
- Historic mill warehouse with 2 x goods lifts
- Access to ground floor loading bays/lifts
- Passenger lifts & stairs to all upper floors
- Rear service yard with arctic lorry access
- CCTV/Broadband available throughout
- All floors have the benefit of 2 goods lifts
- Rent/Service Charge/Insurance payable

Location

Lion Mill is situated in Royton fronting Fitton Street off Shaw Road (A663) a short drive from Oldham Athletic FC. The rear service yard is accessed via Penryn Avenue.

- M60 Motorway: 4.5 miles.
- Oldham: 2.5 miles.
- Manchester: 9 miles.
- Stockport: 13 miles.



Description/Accommodation

The warehouse accommodation is located over various floors and is accessed via central passenger lifts and stairwell contained within the communal areas and also via two central one tonne goods lifts.

Ground floor: 13,000 Sq.ft overall

Fourth Floor: 38,800 Sq.ft overall comprising:-

Warehouse 1: 26,500 Sq.ft - 195'0" x 133'0". Ceiling height: 14'10".

Warehouse 2: 12,300 Sq.ft - 90'0" x 133'0". Ceiling height: 14'10".

Central lift: 7'2" width x 6'6" height - 14 person/1,016 Kg limit.

Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with Oldham Council - 0161 770 6677.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

GF: £6.00/Sq.ft per annum exclusive.

FF: £2.50/Sq.ft per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

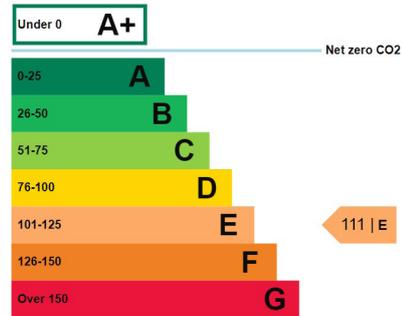
Service Charge

The Landlord levy a service charge payable in full by the prospective Tenant. Anticipated at 10% of annual rent.

EPC Rating

Energy efficiency rating for this property

This property's current energy rating is E.



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Anticipated £0.83/Sq.ft

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2026.