



SPACIOUS SELF CONTAINED OFFICE SPACE ON THE THIRD FLOOR WITH LIFT ACCESS AND CAR PARK, JUST OFF THE M60 MOTORWAY

Hollinwood Business Centre

Albert Street, Oldham, OL8 3QL

Office

TO LET

5,100 sq ft

(473.81 sq m)

- LARGE OPEN PLAN OFFICE AREA WITH FOUR SEPARATE MEETING ROOMS
- DEDICATED SERVER ROOM WITH AIR CONDITIONING
- OVER 250 ON SITE CAR PARKING SPACES
- INCENTIVES AVAILABLE

Where your business belongs

Hollinwood Business Centre, Albert Street, Oldham, OL8 3QL

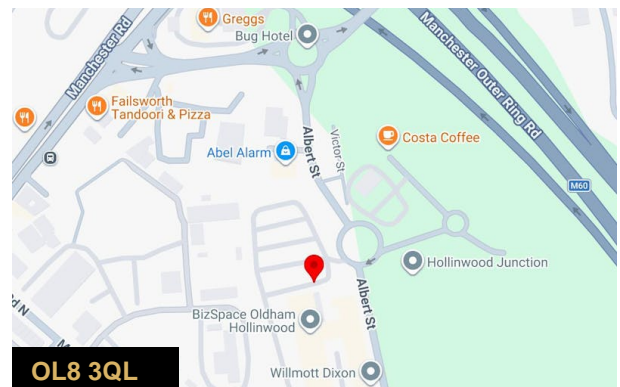
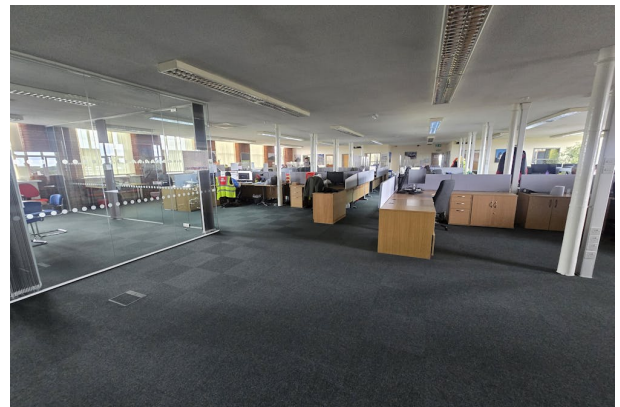
Summary

Available Size	5,100 sq ft
Rent	£8,450 per month Service charge included
Rates Payable	£6.47 per sq ft
Rateable Value	£65,000
Service Charge	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

This spacious office space has approx. 5,100 sq ft of space comprising an open plan office suite with four meeting rooms, kitchen facilities and W.C.'s. It is located on the third floor of the building with lift access. Externally there is a car park with over 250 spaces. Features of the suite include a dedicated 50mbps internet connection, Cat5e IT infrastructure, EV charging facilities available, an on site Cafe and a dedicated server room with air conditioning.

The building is located just off J22 of the M60 motorway making it easily accessible for staff and visitors alike.



Viewing & Further Information

son | **Stuart Pearson**
rier° | 0161 764 4440
ERCIAL | commercial@pearsonferrier.co.uk

More properties @ pearsonferrier.co.uk