

LAST REMAINING UNIT



SECURE SITE

LARGE POWER SUPPLY



VULCAN

Business Park

FOR SALE/TO LET

Derker Street • Oldham • OLI 3PG

REFURBISHED WAREHOUSE ACCOMMODATION WITH FULLY FITTED OFFICES

21,722 SQ FT

LOCATION

The property is situated fronting Derker Street which is just off the A62 (Huddersfield Road) in an established commercial area which is less than 1 mile from Oldham Town Centre. Manchester City Centre is approximately 8 miles to the south of the property.

The property benefits from excellent regional motorway access via the A62 on to the M60 Junction 21 which in turn provides access to the M62, M66 and M67 motorways.

DESCRIPTION

The property comprises a modern, steel portal frame warehouse benefiting from fully fitted office accommodation within a secure and landscaped site.

The property has been extensively refurbished and now benefits from the following specification:

- Large power supply
- Extended concrete service yard along with separate car parking area
- Drive-in loading access
- Secured site with CCTV
- Eaves height 6m

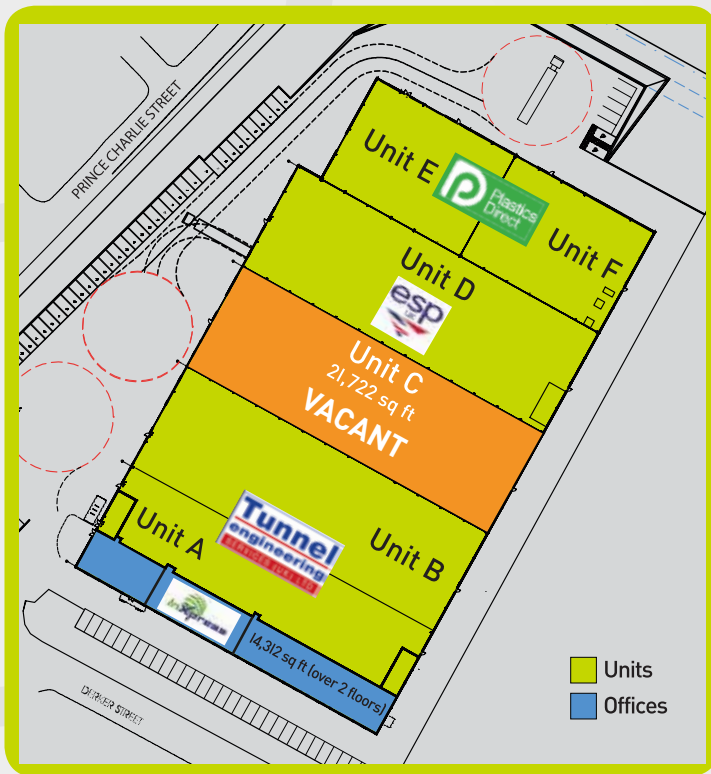
TERMS

The premises are available by way of a new, full repairing and insuring lease for a term of years to be agreed on the whole building or sections thereof. Alternatively, our clients will consider selling their freehold interest in the property on the whole or in part.

RENTAL/PRICE & VAT

Price on upon application. VAT will be charged where applicable at the prevailing rate.

ACCOMMODATION



Warehouse	Sq Ft	Sq M
Unit A LET	13,369	1,242
Unit B LET	21,722	2,018
Unit C VACANT	21,722	2,018
Unit D LET	21,722	2,018
Unit E SOLD	10,065	935
Unit F SOLD	10,065	935
Total	98,665	9,166

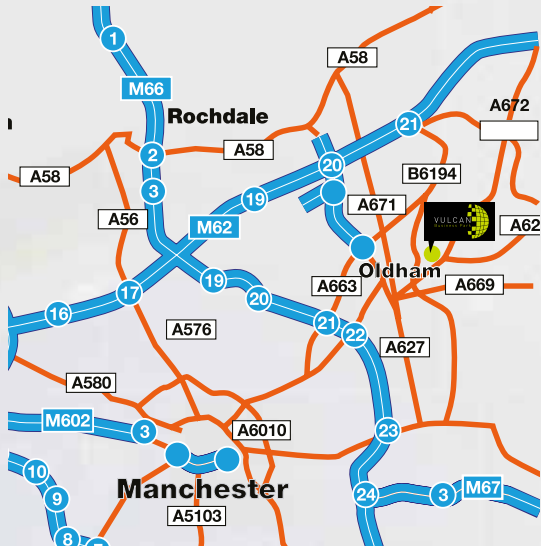
VIEWINGS

Strictly by appointment
via the joint agents:

Gary Chapman/John Barton
WHR Property Consultants
0161 228 1001

Ruth Leighton
GVA Grimley
0161 834 7187

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MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the joint agents or the vendors, or lessors. All properties are offered subject to contract and availability.

Designed by **whale** Marketing 0161 236 5395

