

**UNDER CONSTRUCTION**



# VULCANPOINT

Vulcan Street • Oldham • OL1 4EL

NEW INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNITS

**FOR SALE/TO LET**

FROM 3,248 TO 31,160 SQ FT APPROX



**NEW UNITS**

**SECURE SITE**

## LOCATION

The development is situated in a prominent position at the junction of Prince Charlie Street and Vulcan Street close to the A62 (Huddersfield Road) less than 1 mile from Oldham Town Centre and close to the new Prince's Gate development at Oldham Mumps.

Access to the motorway network is via the A62 to the M60 (Junction 22) and via the A627 to the M62 (Junction 20).

## DESCRIPTION

The surrounding area is a mixture of commercial, retail and residential. High quality new units to be built to the following specification:

- Steel portal frame construction
- 8 metres to eaves
- Drive-in loading
- Secure landscaped site
- Generous parking/service yard
- A full professional team is available to provide budget figures/sketch schemes for bespoke fit-out.

The unit sizes shown opposite are indicative only and other sizes will be considered. Units can be provided to shell specification or fully fitted including offices to occupiers exact requirements.

## TENURE

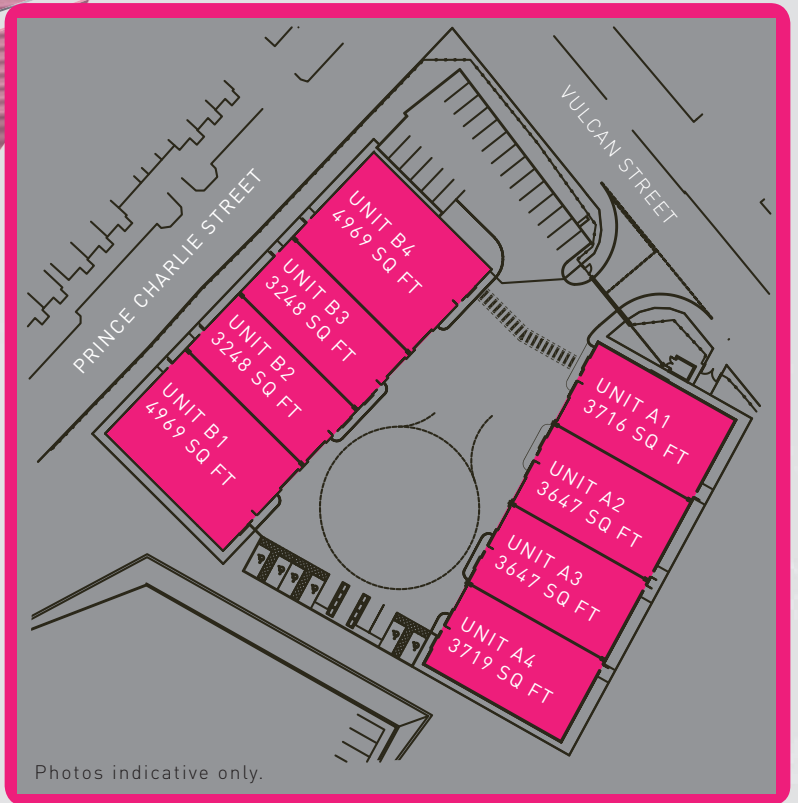
The individual units are available leasehold or virtual freehold.

## PRICE & VAT

On application. VAT will be charged where applicable at the prevailing rate.



Area	Sq Ft	Sq M
Unit A1	3716	345
Unit A2	3647	339
Unit A3	3647	339
Unit A4	3716	345
<b>BLOCK A TOTAL</b>	<b>14,726</b>	<b>1,368</b>
Unit B1	4969	461
Unit B2	3248	302
Unit B3	3248	302
Unit B4	4969	461
<b>BLOCK B TOTAL</b>	<b>16,434</b>	<b>1,526</b>
<b>SITE TOTAL</b>	<b>31,160</b>	<b>2,894</b>



# VIEWINGS

Strictly by appointment  
via the joint agents:



**VULCANPOINT**  
Vulcan Street • Oldham

## Simon Hampson

WHR Property Consultants  
0161 228 1001



## Ruth Leighton

BiLFINGER GVA  
0161 834 7187



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