

**TO LET**



Unit 2, Saddleworth Business Centre, Huddersfield Road, Delph, OL3 5DF

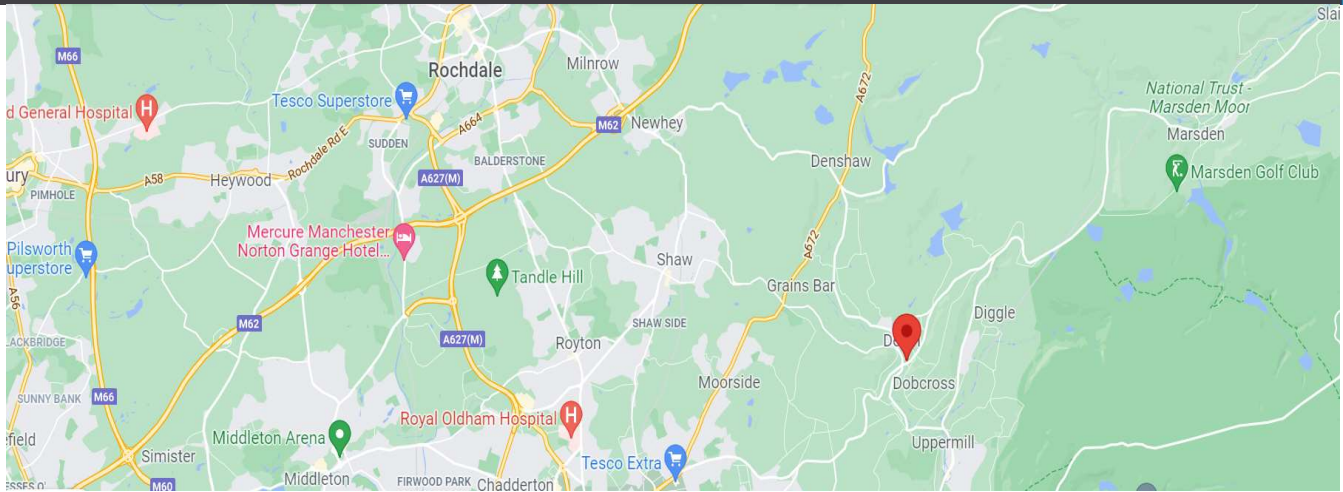
**960 sq ft** approx plus mezzanine storage

Industrial/Workshop Unit

- Roller shutter door
- Shared yard with parking
- W/C facilities
- **RENT ON APPLICATION**



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### Location

Saddleworth Business Centre (SBC) is located near Oldham, situated on the main Manchester to Huddersfield road (A62) and is convenient for access by road and rail to West Yorkshire and Greater Manchester. The M62 motorway is within 5 miles connecting to Manchester and Huddersfield. Greenfield train station is approximately 2 miles away.

### Description

SBC comprises of approximately 42,000 sq ft of business space for lease. The estate offers a wide range of office and workshop spaces.

SBC offers flexible, managed workspace for companies looking to rent space for their business. The centre offers workshops, light industrial units, offices, studio space and storage facilities.

### Rental

The property is available on a leasehold basis. The rent is available on application

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)