


Broadway Central

Oldham OL9 9FP

- > 8 new industrial/warehouse units
- > 7,707 – 49,248 sq ft (units 5-8 combined)
- > 1 mile from M60 J21

To let

A development by:

Chancerygate 

Available now

Broadway Central

Strategically located within 1.5 miles of both Junction 21 of the M60 motorway and Junction 20 of the M62 motorway.

Six miles north of Manchester City Centre.

Proximity to a major labour force with various skill base.

Manchester International Airport within 20 minute drive.

Accommodation

All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	UNDER OFFER		27,106
2	8,135	1,887	10,413
3	6,289	1,418	7,707
4	9,779	1,428	11,207
5	15,356	2,934	18,290
6	11,447	2,000	13,447
7	10,047	1,806	11,853
8	6,873	1,785	8,658

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis on terms to be agreed.





Computer generated image of units 2-4

Industrial and Warehouse Units 1-8

7,643 up to 51,954 sq ft (units 5-8 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>Clear internal height 8.4-10m</p>	 <p>Secure logistics park</p>	 <p>Generous yards</p>
 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>	 <p>Electric car charging points</p>
 <p>12 year collateral warranty available</p>	 <p>Ability to combine units</p>	 <p>Landscaped environment</p>



Computer generated image

Broadway Central



Image of previous Chancerygate development



Image of previous Chancerygate development



Computer generated image of unit 1



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Broadway Central provides occupiers with the following environmental and sustainable features:



Highly efficient
LED lighting

Low air
permeability
design

Air source
heat pump
Units

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels on
all units

Targeting
BREEAM
'Very good'

Targeting
EPC A

High
performance
insulated cladding
and roof
materials

Exterior
cycle storage to
encourage
cycling to
work

Source
pumps
1-8

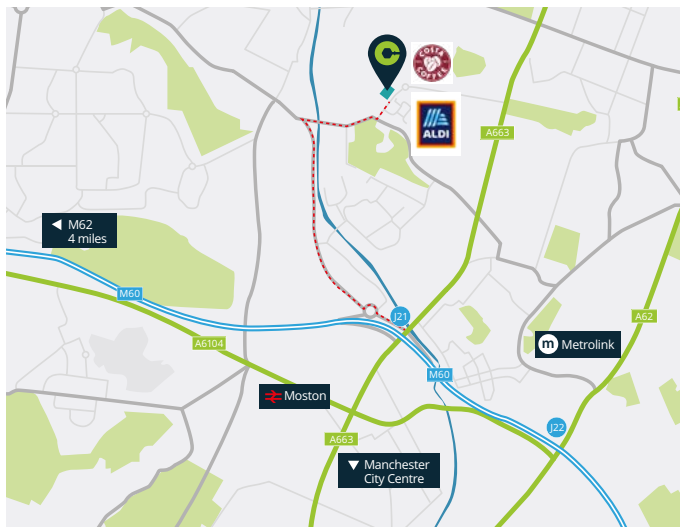
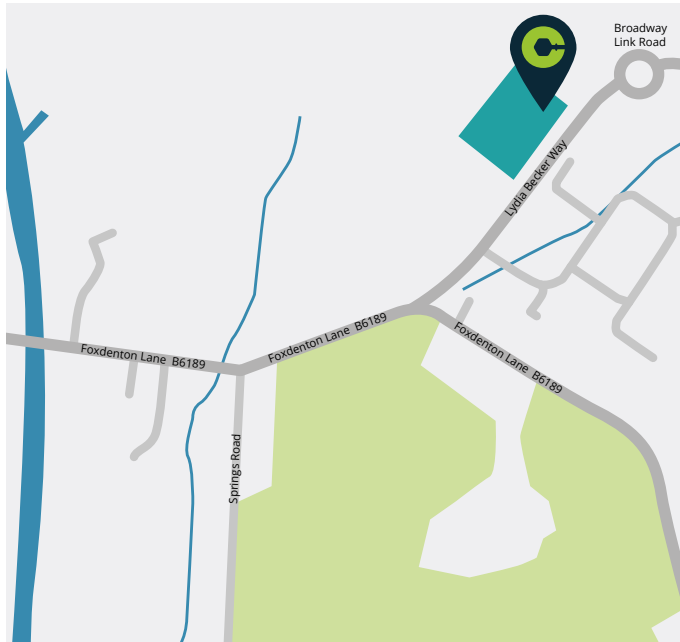
Active
and passive
Electric Vehicle
charging
points

Landscaping
including
native and
non-native
species

Low
speed limit
restrictions to
reduce
emissions



Broadway Central



broadwayoldham.co.uk

Travel Distances

Road:

J21 M60	1 mile
J20 M62	4 miles
Manchester	6.3 miles
Leeds	36.3 miles
Liverpool	41.3 miles

Rail/Metrolink:

South Chadderton Metrolink	1.8 miles
Moston Railway Station	2 miles
Mills Hill Railway Station	1.4 miles

Airport:

Manchester Airport	17.4 miles
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More information available
through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2023.

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