

VICTORIA

TRADING ESTATE

DRURY LANE, CHADDERTON
OLDHAM OL9 7PJ

Units 4A - 4D

4 New Trade Counter /
Warehouse Units TO LET

3,065 - 13,919 sq ft
(284.7 - 1,293 sq m)

A62

VICTORIA
TRADING ESTATE

UNITS 4A - 4D

CGI of proposed development

LOCATION

Victoria Trading Estate benefits from excellent road connectivity, located within 400 metres of Junction 22 of the M60 Manchester Orbital Motorway. This provides access to the M6, M56 and M61 and the wider motorway network.

Victoria Trading Estate fronts Manchester Road, the A62, which is the main arterial route linking Junction 22 to Oldham town centre and Manchester city centre. Neighbouring occupiers on the estate include Howdens, Euro Car Parts and Toolstation.



TRAVEL DISTANCES

Destination	Distance	Drive Time
M60 Junction 22	0.2 miles	1 min
South Chadderton Metrolink	0.5 miles	2 mins
Oldham Town Centre	1.9 miles	8 mins
Manchester City Centre	4.8 miles	17 mins
M62 Junction 20	5.2 miles	13 mins
Manchester Airport	16.2 miles	20 mins

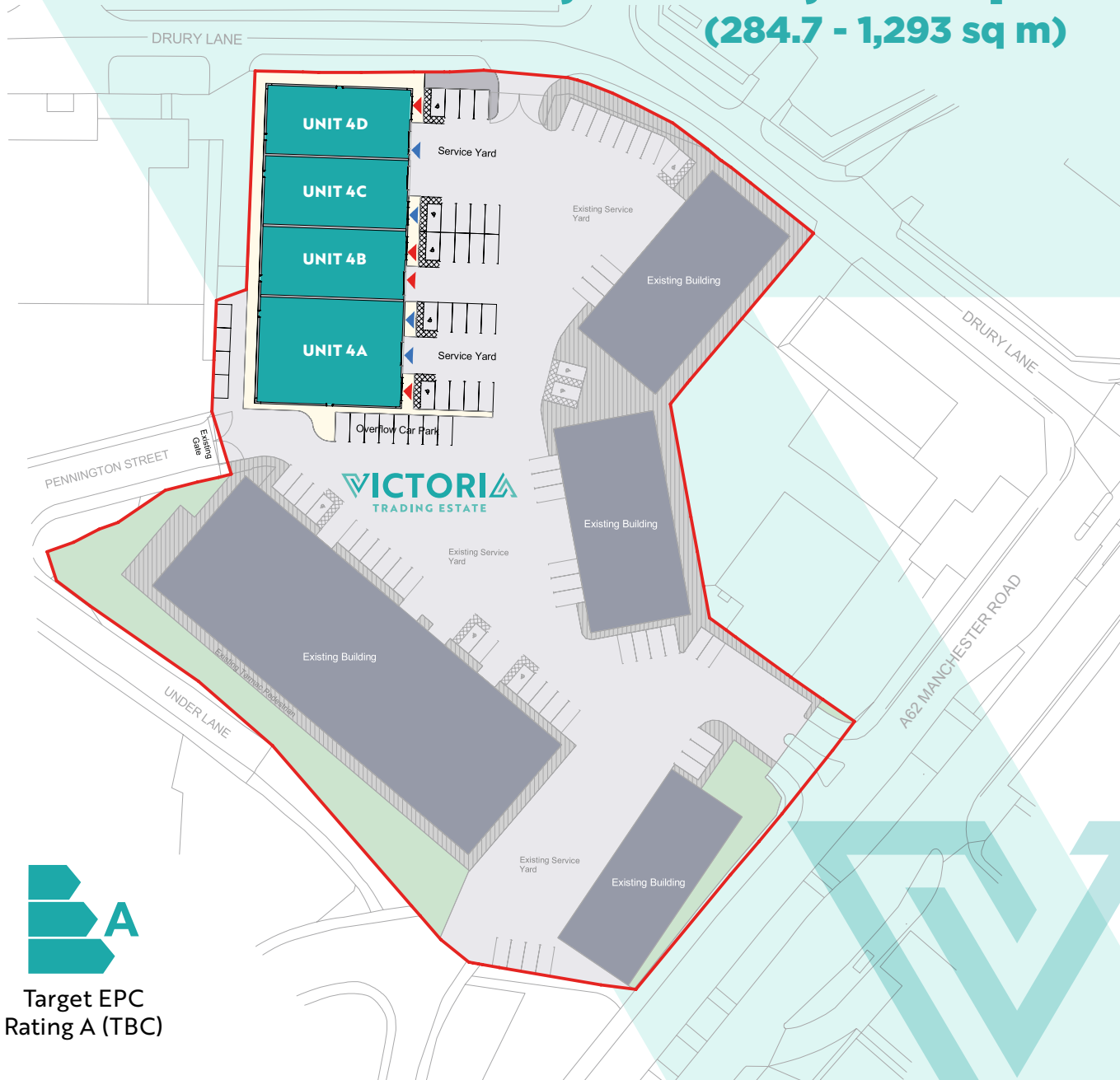


ACCOMMODATION

UNIT	FLOOR	SQ M	SQ FT
Unit 4A	Ground	438.84	4,724
Unit 4B	Ground	284.73	3,065
Unit 4C	Ground	284.73	3,065
Unit 4D	Ground	284.73	3,065
TOTAL		1,293.03	13,919

4 New Trade Counter / Warehouse Units

3,065 - 13,919 sq ft
(284.7 - 1,293 sq m)



BUILDING SPECIFICATION



8m clear height



Level access loading doors



Floor loading 40KN/m²



Dedicated car parking spaces



7.5 kWh EV charging space



PV panels



Mezzanine floor ready



Class B2 & B8 use



Units can be combined



Target EPC Rating A (TBC)

TERMS

The units are available to let on new full repairing and insuring leases for a term to be agreed.

RENT

Rent upon application.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.



CGI of proposed development

CBRE / Nolan Redshaw for themselves and for the vendors or lessors of the property whose agents they give notice that: (i) these particulars are given without responsibility of CBRE / Nolan Redshaw or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) CBRE / Nolan Redshaw cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of CBRE / Nolan Redshaw has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of CBRE / Nolan Redshaw, its employees or servants, CBRE / Nolan Redshaw will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. June 2023.

CONTACTS

CBRE

+44 (0)161 455 7666
www.cbre.co.uk

Paul Cook
07793 119 221
paul.j.cook@cbre.com

Nolan Redshaw

0161 763 0828
www.nolanredshaw.co.uk

Jonathan Pickles
07469 153 718
jonathan@nolanredshaw.co.uk