

No. 1 HOWARTH COURT

Oldham Broadway
Business Park
Oldham
OL9 9XB

FOR SALE/TO
LET (may split)

PROMINENT HIGH
QUALITY OFFICE
BUILDING ON LARGE SITE
WITH SUSTANTIAL CAR
PARKING

4,000 – 8,660 Sq Ft
Generous Car Parking



High Quality Three Storey Office

Recently refurbished 2nd floor totalling 8,660 sq ft (split option available). Grade A specification with air-conditioning, full access raised floors, suspended ceilings, recessed lighting and double glazing. The communal areas have also undergone refurbishment with passenger lift servicing all floors. The dedicated car parking also provides a generous car parking ratio of 1:236 sq ft.



Location

The property is located on the north side of Gateway Crescent in Oldham Broadway Business Park, within close proximity of Oldham Broadway (A663), which provides direct access to Junction 21 of the M60 motorway, which in turn provides access to the entire regional motorway network. Oldham Broadway Business Park is located approximately 3 miles west of Oldham town centre and approximately 5 miles north east of Manchester City Centre.

Moston Rail station is only a short distance away along with the extensive local amenities Moston has to offer including a Morrisons supermarket.

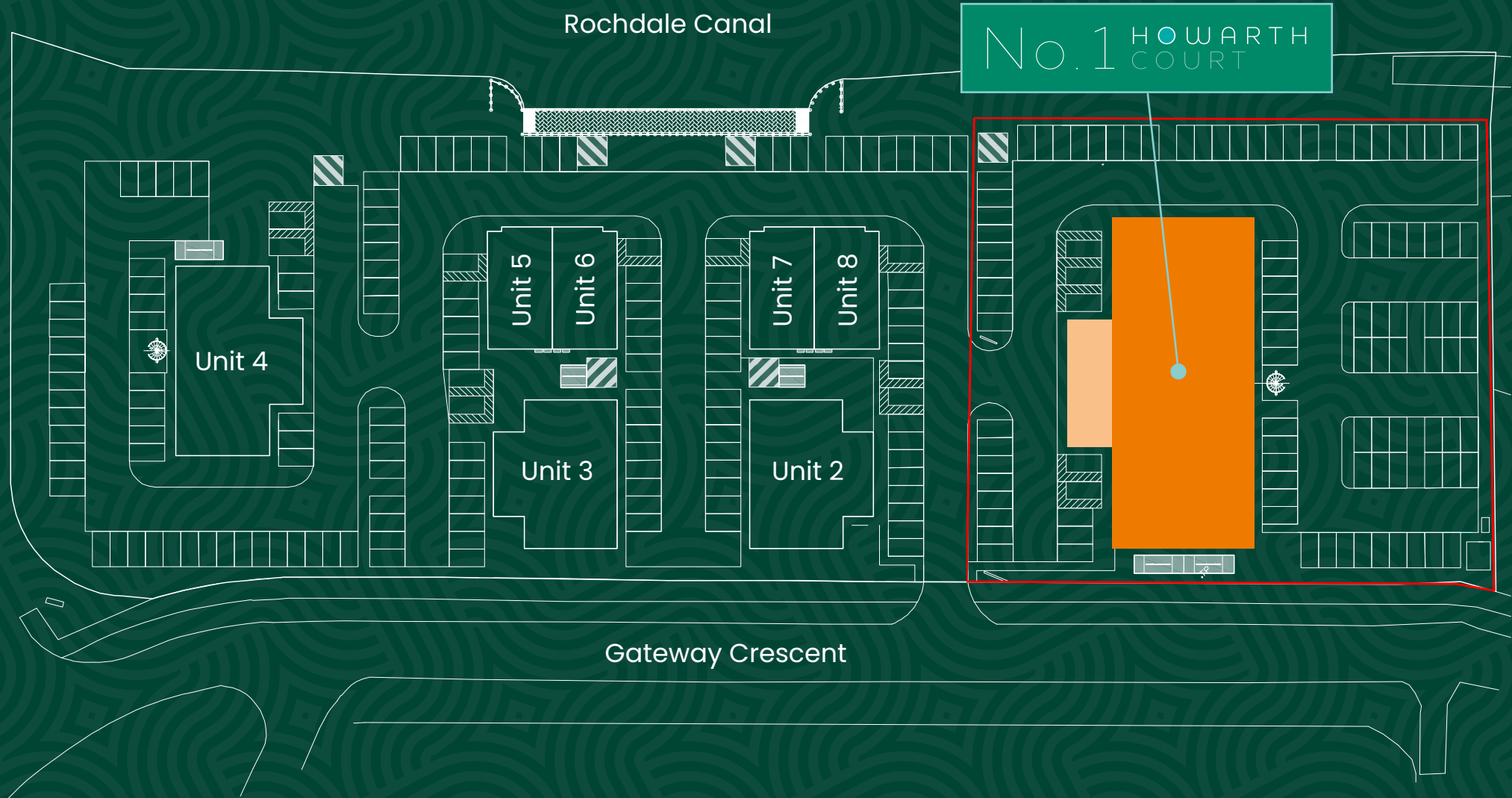


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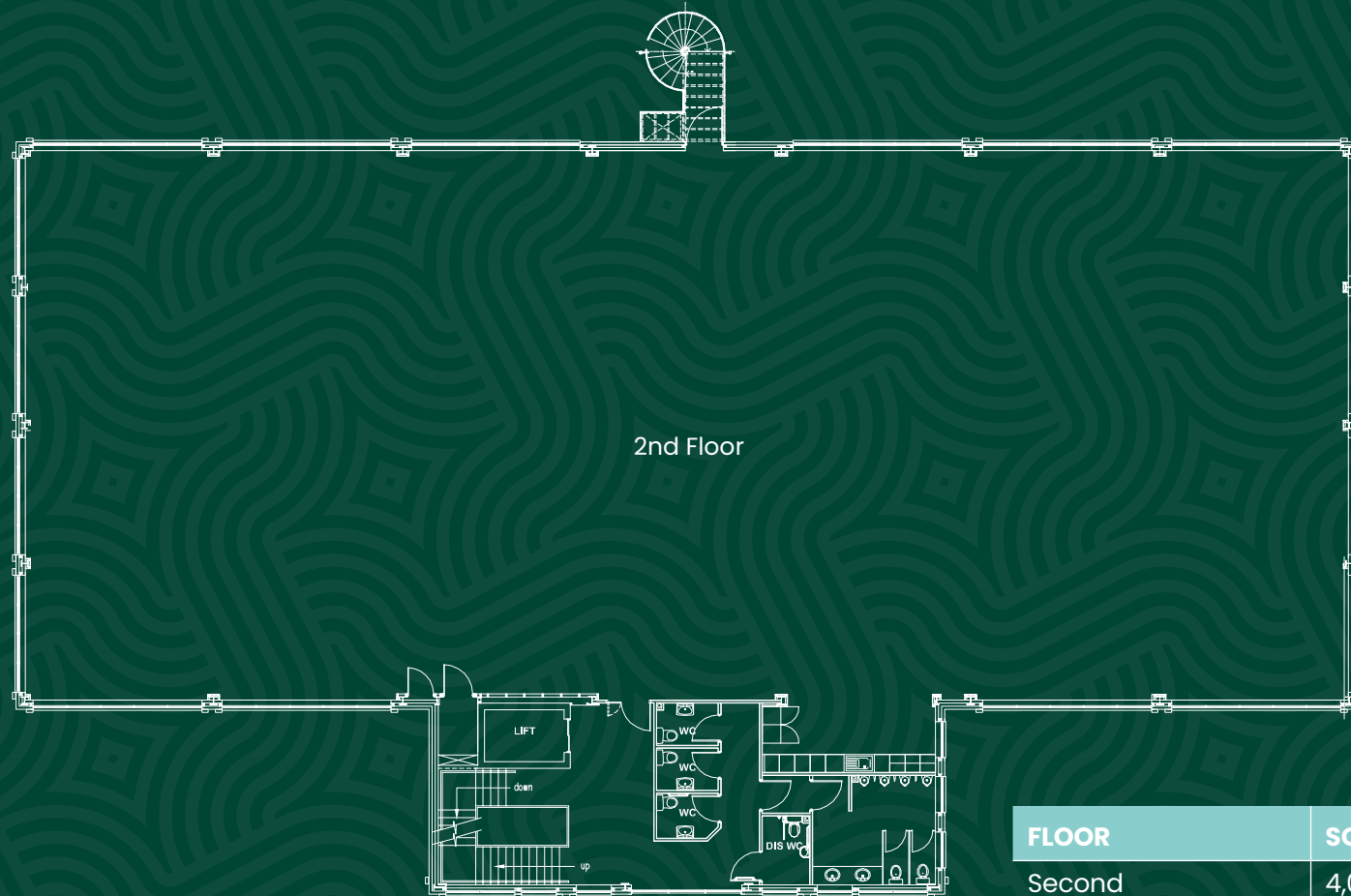
Area Schedule Site Plan

- Office space
- Common parts





Indicative floor plan



FLOOR	SQ FT (net)	SQ M (net)
Second	4,000 – 8,660	804.5
First - Viking	Let	Let
Ground - PMD	Let	Let
Total	8,860	804.5

Specification

-  Feature reception
-  Air conditioning
-  Full accessed raised floors
-  Passenger lift
-  Suspended ceiling with modern recessed lighting
-  W/C facilities to each floor
-  Cycle storage and shower facilities
-  Equality Act compliant
-  Very generous parking provision representing a ratio of 1:236
-  The Energy Performance Rating for the Building is B (50)



Location



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Business Rates

Interested parties should make their own enquiries to satisfy themselves on future rating liabilities with the VOA.

Inspections

For further information or to arrange an inspection please contact the joint agents.

Terms

The Property is available by way of a sale of the Freehold or leasehold disposal. Terms available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred during any transaction.

CONTACT

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November 2023. Designed by **THE ARK**
DESIGN / DIGITAL / MEDIA