/INDURENT



Industrial

UNIT 4 | BROADWAY CENTRAL

Lydia Becker Way, Oldham, OL9 9GP

UNIT 4 | 11,610 SQ FT

Industrial Unit

Unit 4 Broadway Central is a newly built industrial unit located in Oldham, just six miles north of Manchester City Centre. This prime location offers businesses a modern, flexible space with excellent access to major transport routes. The unit features clear internal heights ranging from 8.4m to 10m, providing ample space for various operations. Other key features include; electric loading doors, a minimum load of 37.5kN per square metre,15% roof lights and 10% PV coverage.
The site offers the option to combine multiple units, providing businesses with the flexibility to adapt the space to their needs. Across the site electric car charging points are available, alongside generous parking facilities for staff and visitors and security is ensured with the site being gated.
Strategically positioned within 1.5 miles of Junctions 20 and 21 of the M62 and M60 motorways, Broadway Central provides outstanding connectivity to the wider Greater Manchester area and beyond. This makes it an ideal location for businesses looking to expand or relocate.

Lease Type	New



Unit Summary

- Common Yard Area
- 3 Phase Power
- Storage Unit
- Starter Unit
- Electric Roller Shutter Door
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£150,000.00	£12.92
Rates	£61,703.86	£5.31
Maintenance Charge	£4,000.00	£0.34
Insurance	£2,322.00	£0.20
Total Cost	£218,025.86	£18.78

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIN0200004

+44(0) 808 169 7554

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Location

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

Road
M60/M62: 1.5 miles

Airport
Manchester airport: 19 miles

Rail
Oldham Central: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (18)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Taegie Jefford
Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."

+44(0) 808 169 7554