

OLDHAM 369

ergo.
Logistics

LYDIA BECKER WAY, OLDHAM OL9 9JE

WWW.ERGOOLDHAM.CO.UK



AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

NEWLY DEVELOPED LOGISTICS UNIT
OF 369,251 SQ FT (34,304 SQ M)

OLDHAM 369

LYDIA BECKER WAY, OLDHAM OL9 9JE

ergo.
Logistics



Overview

Oldham 369 comprises a brand new speculatively built warehouse. The unit is of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roof, designed to meet the modern occupiers' requirements.

Features

BREEAM[®] VERY GOOD



EPC A



57 HGV
PARKING SPACES



GRADE A TWO
STOREY OFFICES



SECURE YARDS
OF 55M



15M TO
HAUNCH



1 MVA

Building Specification

OLDHAM 369

Ground Floor Warehouse
33,357 SQ M / 359,054 SQ FT

First floor office (less plant deck)
947 SQ M / 10,197 SQ FT

Total GIA
34,304 SQ M / 369,251 SQ FT

All areas are based on a gross internal area

Specification

- 15m haunch height
- Warehouse floor loading 50 kn/m²
- 28 dock levellers
- 4 double height dock levellers
- 4 level access loading doors
- 55m and 35m secure yard
- 57 HGV spaces
- 324 car parking spaces
- 2 EV charging points
- Cycle Parking
- 2 storey Hub Office
- 2 storey Grade A offices
- Kitchenette
- 8 person passenger lift
- Gatehouse



KEY

- Development boundary
- Warehouse building
- 2 storey offices

OLDHAM 369

LYDIA BECKER WAY, OLDHAM OL9 9JE



Drive times

Oldham 369 is strategically located just 1 mile from Junction 21 of the M60 with excellent access to the wider motorway network.

SATNAV: OL9 9JE

LOCATION	MILES	MINS
J21 M60	1	4
J20 M62	4	6
MANCHESTER	6.3	18
LEEDS	36.3	42
LIVERPOOL	41.3	50

Location

Oldham 369 is part of the Broadway Green Business Park which is in an Assisted Area benefiting from support of national and European programmes including Regional Growth Fund and Greater Manchester Investment Fund.

Oldham Council operate a 'one stop shop approach' for new large businesses in the borough to assist with Employment & Skills Provision with employment training through the Get Oldham Working partnership.

Planning

The unit is suitable for distribution uses (Class B8).

EPC & BREEAM

EPC A and BREEAM Very Good certification available.

VAT

All figures are subject to VAT where applicable.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

Services

All mains services of electricity, gas and water are connected to the building.

Contact



PAUL COOK

M: 07793 119 221

paul.j.cook@cbre.com



ANDY LYNN

M: 07795 107 469

andrew.lynn@dtre.com



CAMERON MITCHELL

M: 07392 092 534

cameron.a.mitchell@cushwake.com

ROB KOS

M: 07709 846 930

rob.kos@dtre.com

ROB TAYLOR

M: 07825 193 365

rob.p.taylor@cushwake.com

A development by: **ergo.**
Logistics