

**FOR SALE/TO LET**

**OFFICES**



**2 GREENGATE STREET  
OLDHAM  
OL4 1FN**

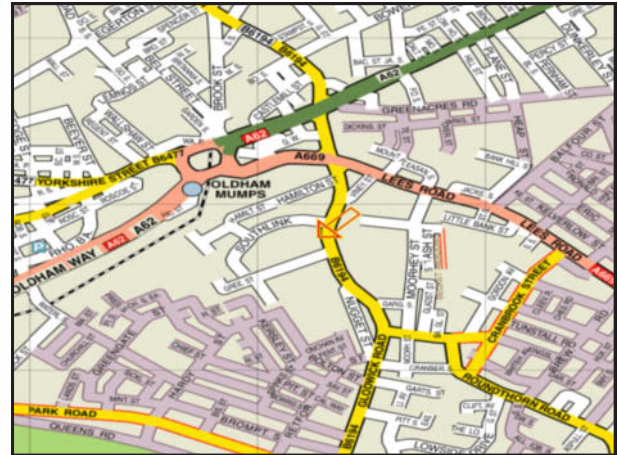
546.22 SQ M (5,880 SQ FT)

- Modern detached three storey purpose built office building
- Substantial on site car parking
- Close proximity to the M60 motorway

**Edward  
Symmons**

**0161 216 9197**

**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



**LOCATION**

The property is situated off Greengate Street at its junction with Glodwick Road (B6194) in the Glockwick district of Oldham, approximately 1.6 km (1 mile) Southeast of Oldham Town Centre. The B6194 links to the A669 and A62, the latter providing access to junction 22 of the M60 motorway, approximately 8 km (5 miles) to the Southwest.

**DESCRIPTION**

The property has being constructed to the following specification.

- Framed construction with concrete blockwork/brickwork elevations
- Domed steel profile clad roof cover
- UPVC double glazing throughout
- Category II lighting
- Concrete floors with cable channels
- Fully fitted reception area/lobby
- 8no. person passenger lift
- Fitted kitchen on each level
- Male, female and disabled WC's on each level
- Gas central heating throughout
- External parking for 39 vehicles

**ACCOMMODATION**

The premises affords the following net internal area (NIA).

Ground floor	155.21 sq m	(1,671 sq ft)
First floor	204.84 sq m	(2,205 sq ft)
Second floor	186.17 sq m	(2,004 sq ft)
<b>Total Approx. NIA</b>	<b>546.22 sq m</b>	<b>(5,880 sq ft)</b>

**TENURE**

We understand the property is held freehold.

**RATING**

The property is entered into the current Valuation List as follows:

Description:	Office and Premises	
Rateable Value:	Ground Floor	£24,500
	First Floor	£24,750
	Part Second	£23,000
	Part Second	£1,550

**RENTAL/PRICE**

Upon application.

**VAT**

All prices and rentals where quoted are exclusive of, but maybe liable to VAT at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate (EPC) is available upon request.

**VIEWINGS**

Strictly by prior appointment with the joint agents, Edward Symmons LLP.

Contact: Robert Donnelly or Mark Eastwood

Tel: 0161 216 9197

Email: robert.donnelly@edwardsymmons.com

mark.eastwood@edwardsymmons.com

Or Alex Barton at Jennings, Barton, Henderson on 0161

336 5068 or alex@jbh-property.co.uk

**Ground Floor, Cloister House, Riverside, New Bailey Street, Manchester M3 5AG**

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

