

TO LET / MAY SELL



**MERSEY ROAD NORTH,
FAILSWORTH OLDHAM**

**26,019 SQ FT/
2,417.2 SQ M**

MERSEY ROAD NORTH, FAILSWORTH OLDHAM

DESCRIPTION

This facility was built in 1967. The warehouse section (which is now largely production facility) was built in 1991.

The property comprises a detached manufacturing facility which has been extended and modernised over the years and broadly comprises the following:

- Four bay manufacturing facility with a two storey office block of brick construction.
- Warehouse of steel portal frame construction with walls to approximately 2m and steel cladding above.
- High bay sodium lighting and fully sprinklered throughout.
- 4m eaves.
- Car parking to the front of the unit with yard and loading space to the rear.

SITUATION

The property is situated on Mersey Road North with links via Oldham Road (A62) to junction 22 of the M60 motorway within 1 mile. Sat Nav: M35 9LT.



MERSEY
ROAD NORTH,
FAILSWORTH
OLDHAM



ACCOMMODATION

	sq m	sq ft
Office	182.3	1,962
Warehouse	2,243.9	24,057
Total	2,417.2	26,019



**MERSEY
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OLDHAM**



MERSEY ROAD NORTH, FAILSWORTH OLDHAM

LOCATION

Oldham is an established commercial centre located within the Greater Manchester conurbation.

Failsworth is a town within Oldham located approximately 4 miles north east of Manchester City Centre, 3 miles north of Ashton Under Lyne and 3 miles south west of Oldham town centre.

Failsworth is particularly well served by motorway network with the A62 providing access to the M60 Manchester ring road and the A627(M) providing access to the M62 to the north via Junction 20. By rail, Oldham is connected to Manchester City Centre, with a fastest journey time of approximately 14 minutes. The Metrolink tram runs every 12 minutes and Oldham bus station provides a transport hub at the heart of the town centre.

Manchester Airport provides international flights and is only a 20 minute drive from Oldham.

EPC

TBC

TENURE

Freehold.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All prices, premiums and rents are quoted exclusive of the VAT at the prevailing rate.



FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing please contact the sole agent:



Alex Boyle

07775 381 412 / 0937 849 259

ajb@in-siteproperty.com