

Unit 16A / 16B Hawksley Court

Hawksley Street Industrial Estate, Oldham, OL8 4PQ



TO LET/MAY SELL

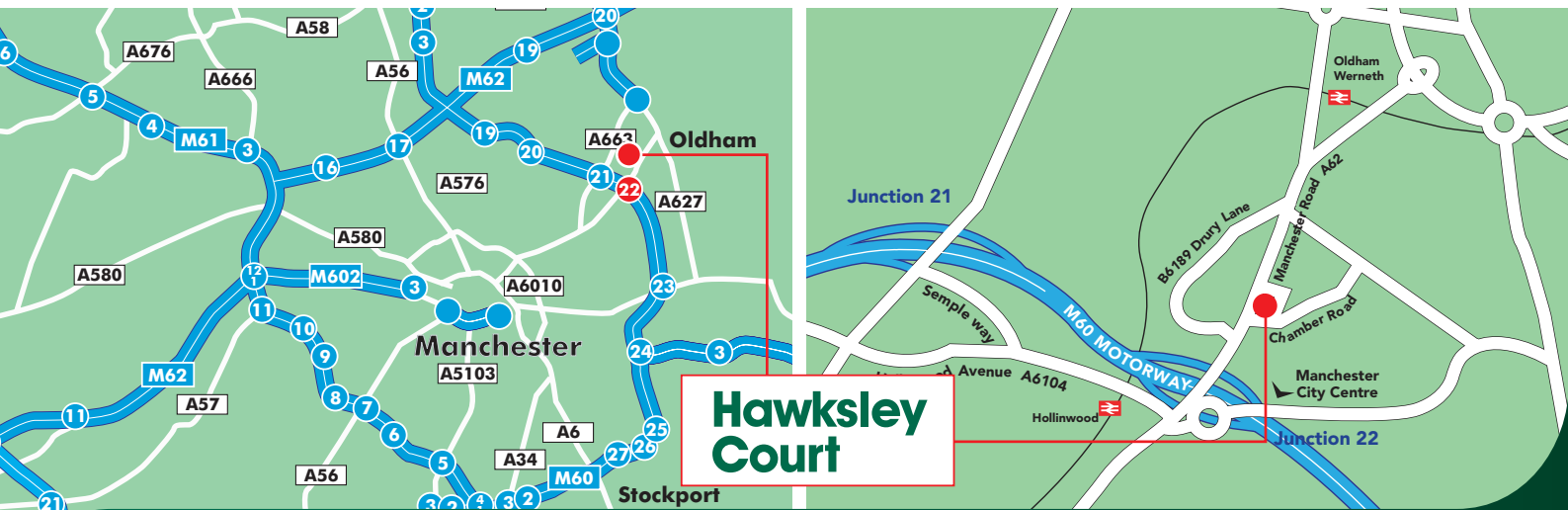
Warehouse / Industrial Units
14,748 sq ft with 0.3 acre yard

- Within 1 mile of M60 Motorway
- Secure site
- Immediately availability

LOCATION

The property is located approximately 1 mile to the south west of Oldham Town Centre and 0.5 miles to the north east of Junction 22 of the M60 orbital motorway. Unit 16A / 16B is situated fronting the junction of Chamber Road and Hawksley Street, close to the eastern side of the A62.

Oldham is located 7 miles north west of Manchester City Centre and sits adjacent to Junctions 21 and 22 of the M60 Manchester Outer Ring Road and has a direct link to the M62 (4 miles to the north of Oldham) via the A627(M). The A62 provides easy access direct to Manchester City Centre.

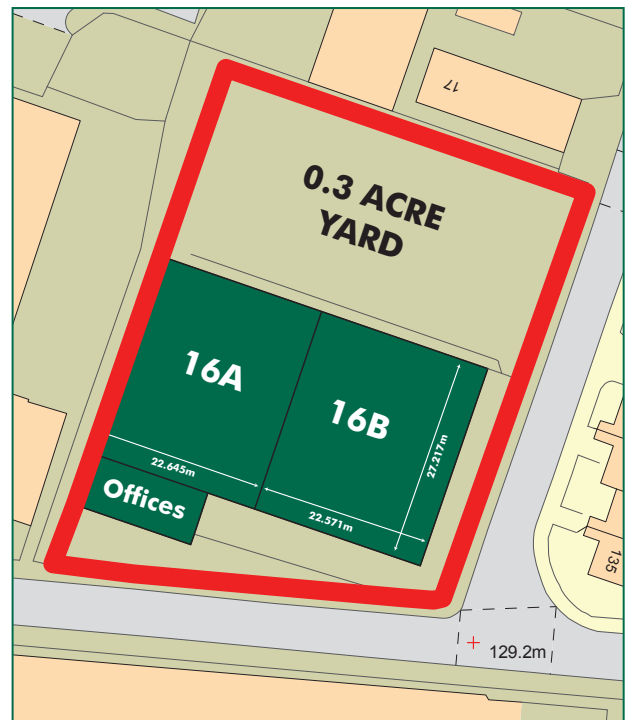


ACCOMMODATION

UNIT 16A	SQ FT	SQ M
Warehouse	6,678	620
Offices	1,436	133
16A Total	8,114	753
UNIT 16B	SQ FT	SQ M
Warehouse	6,634	616
16A & B Total	14,748	1,369



SITE PLAN



SPECIFICATION

- Eaves height 4m
- Part steel / part brick elevations
- 3.8m loading doors
- 0.3 acre yard
- Secure fenced site

LEASE TERMS

The units are available to let on an internal repairing basis by way of a standard flexible agreement.

A copy of this agreement can be made available upon request.

Alternatively consideration may be given to a freehold sale.

VIEWING

To arrange a viewing or for further information please contact one of our joint letting agents.

John Sullivan at Lambert Smith Hampton on 0161 228 6411 or Paul Cook at CBRE on 0161 455 7666.

**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

CBRE
CB RICHARD ELLIS
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www.cbre.co.uk

Misrepresentation Act
These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. September 2011.