

Hawksley Court

Hawksley Street Industrial Estate, Oldham, OL8 4PQ



Units 16A / 16B



Units 1 & 2

TO LET

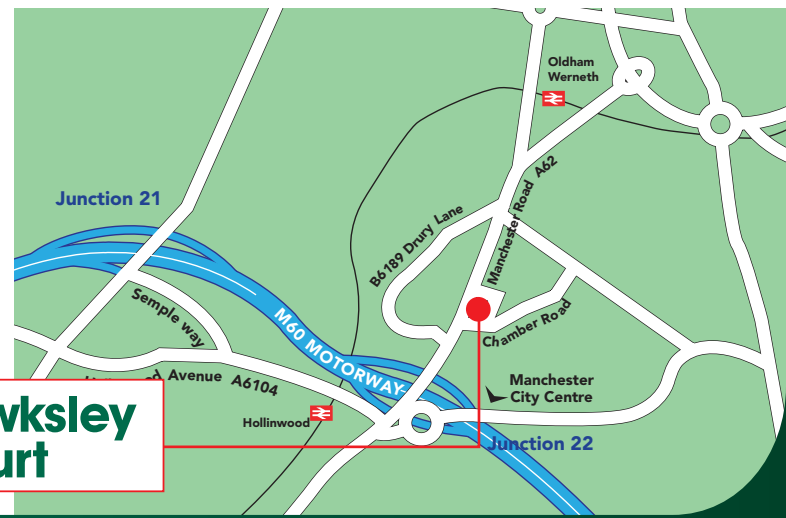
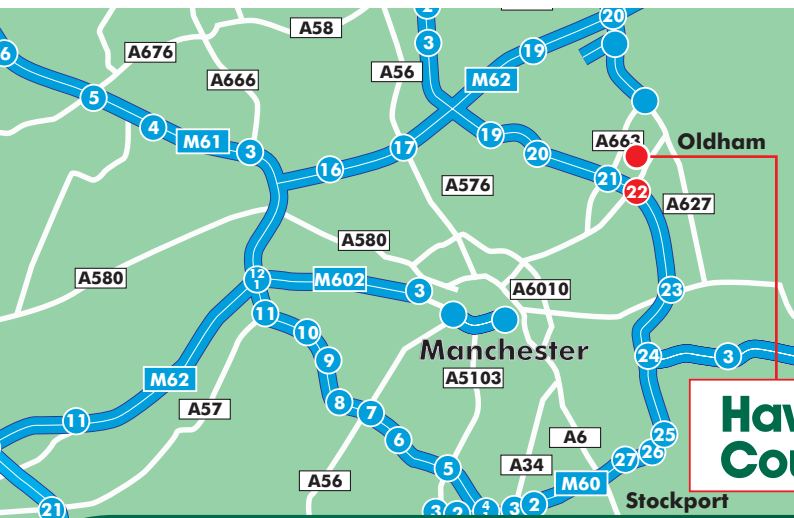
Warehouse / Industrial Units
6,455 to 14,748 sq ft

- Prominent position
- Within 1 mile of M60 Motorway
- Secure site
- Immediately availability
- Flexible terms

LOCATION

The properties are located on two sites, 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. Site 1 fronts the eastern side of the main dual carriageway (A62) Oldham to Manchester Road. Site 2 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.



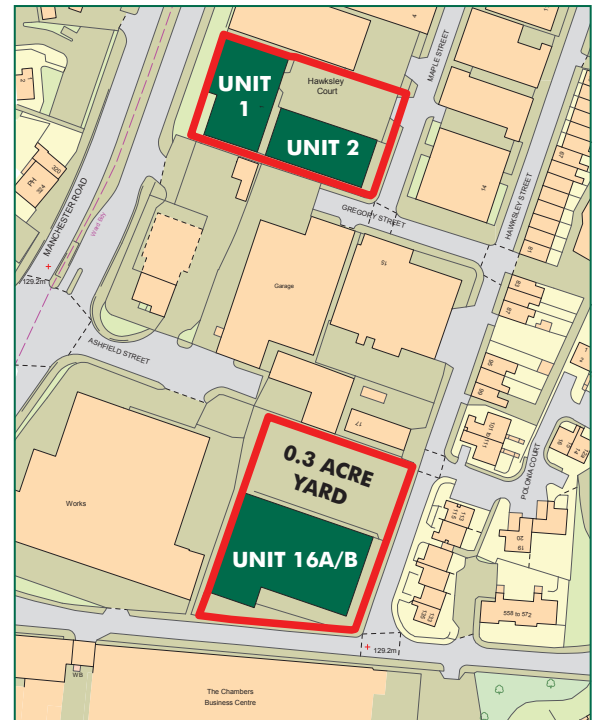
ACCOMMODATION

INDUSTRIAL	SQ FT	SQ M
1	7,275	676
2	6,455	600
16A/16B	14,748	1,370



View of Unit 1 from Manchester Road

SITE PLAN



SPECIFICATION

- Eaves heights from 3m
- Part steel / part brick elevations
- 2.8m loading doors (minimum)
- Secure fenced / gated sites
- Generous parking / loading areas

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.

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.

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 the 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.



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