

Highfield Industrial Estate

Highfield Street, Oldham, Manchester, OL9 6AD



TO LET

Industrial / Car Showroom / Offices
730 to 19,246 sq ft

- Prominent location
- Within 2½ miles of M60
- 1½ miles to A627(M)
- Close to Oldham Town Centre
- Immediately available on flexible terms

LOCATION

Highfield Industrial Estate is located in a very prominent position fronting onto Middleton Road, close to its junction with Oldham Way (A627) and approximately 1/2 mile to the west of Oldham Town Centre.

Oldham is located approximately 7 miles north west of Manchester City Centre lies 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.

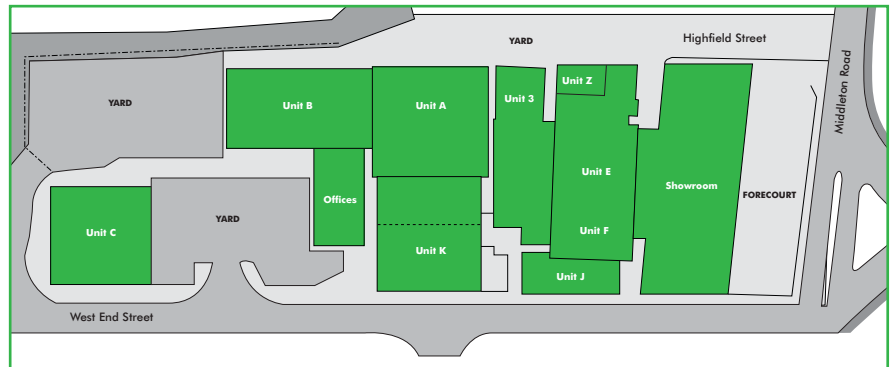


ACCOMMODATION

INDUSTRIAL	SQ FT	SQ M
A	12,843	1,193
B	5,998	557
C	4,988	464
E*	5,142	478
F**	5,142	478
J	3,163	294
K	4,190	389
Z	730	68
3	4,039	375
Showroom	19,246	1,788
Offices	3,663	340
TOTAL	69,144	6,426

* Upper Floor
** Middle Floor

SITE PLAN



SPECIFICATION

Mixed-use Business Park briefly comprising:

- Industrial units
- Offices
- Car showroom
- Leisure

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.

**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

CBRE
CB RICHARD ELLIS
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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. May 2011.