

Victory Park

Oldham Road (A62), Failsworth, Manchester, M35 0BG



TO LET

Industrial / Workshop Units
From 2,700 to 16,676 sq ft

- Self contained industrial estate
- 4 industrial units
- Prominent location
- 1½ miles from M60
- Less than 3 miles to Manchester City Centre

LOCATION

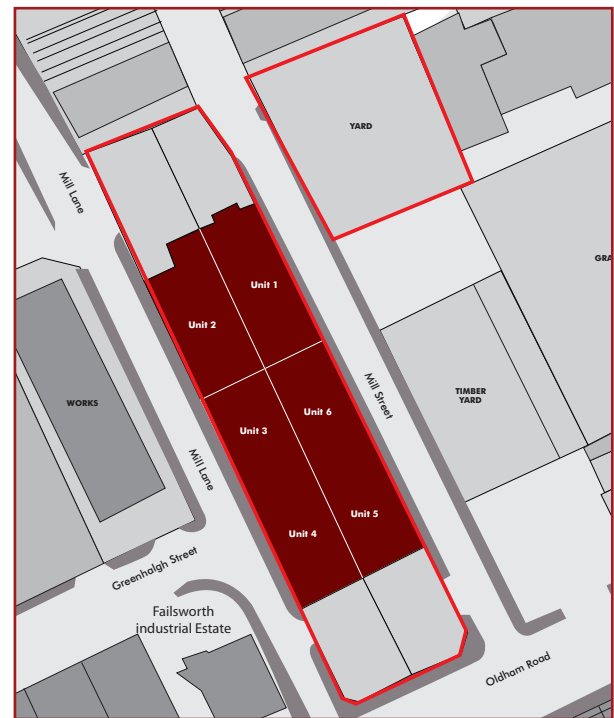
Victory Park is prominently situated fronting Oldham Road (A62), the main arterial route from Manchester City Centre to Oldham Town Centre. Access to the M60 motorway is at Junction 21 and 22, 1 1/2 miles to the north east.



ACCOMMODATION

INDUSTRIAL	SQ FT	SQ M
Unit 1	3,685	342
Unit 2	2,700	251
Unit 3 & 4	5,023	467
Unit 5 & 6	5,268	490
TOTAL	16,676	1,550
Yard	0.2 Acres	0.081 ha

SITE PLAN



SPECIFICATION

- Eaves height from 2.80m (9.2 ft.) to 4.12m (13.5 ft.).
- Roller shutter loading doors
- Secure yard areas
- Internal office accommodation
- Concrete framed buildings
- Brick clad elevations

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
0161 455 7666
www.cbre.co.uk