

TO LET



OLDHAM BUSINESS CENTRE

HOBSON STREET, OLDHAM, OL1 1BB



HIGH QUALITY
OFFICE ACCOMMODATION
WITH AIR CONDITIONING
FROM 1,225 SQ FT (113.8 SQ M)
TO 4,219 SQ FT (391.9 SQ M)

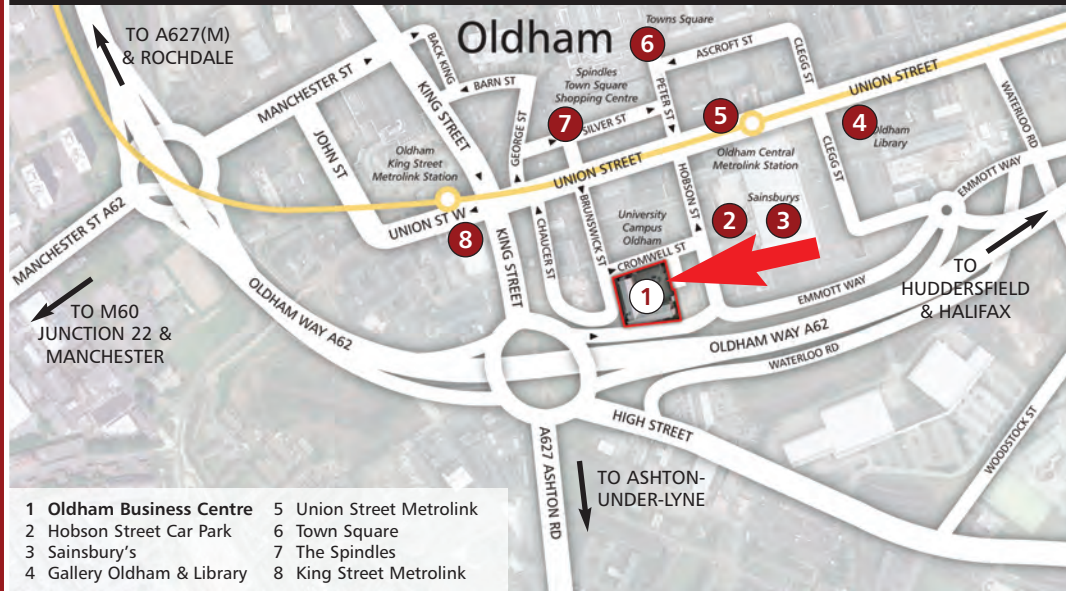
• CENTRAL LOCATION • ON-SITE CAR PARK • FULLY REFURBISHED OFFICES • EXCELLENT TRANSPORT LINKS



Location

Oldham Business Centre is situated on Hobson Street within the commercial centre of Oldham and just off Oldham Way (A62) which provides dual carriageway access to both the M60 and M62 motorways. Located just off Union Street which is the main thoroughfare of Oldham town centre, the property sits next door to a multi-storey car park and a retail development incorporating Sainsbury's and TK Maxx.

There are shops, pubs, cafes and restaurants close by and the property is within walking distance of Oldham Central Bus Station, the Civic Centre, the Law Courts and Oldham Mumps Metrolink Station which provides regular services to and from Manchester City Centre. In addition, it's also close to the Metrolink route which is due to commence running along Union Street in 2014 and will connect central Oldham with Manchester and Rochdale.



- | | |
|----------------------------|--------------------------|
| 1 Oldham Business Centre | 5 Union Street Metrolink |
| 2 Hobson Street Car Park | 6 Town Square |
| 3 Sainsbury's | 7 The Spindles |
| 4 Gallery Oldham & Library | 8 King Street Metrolink |



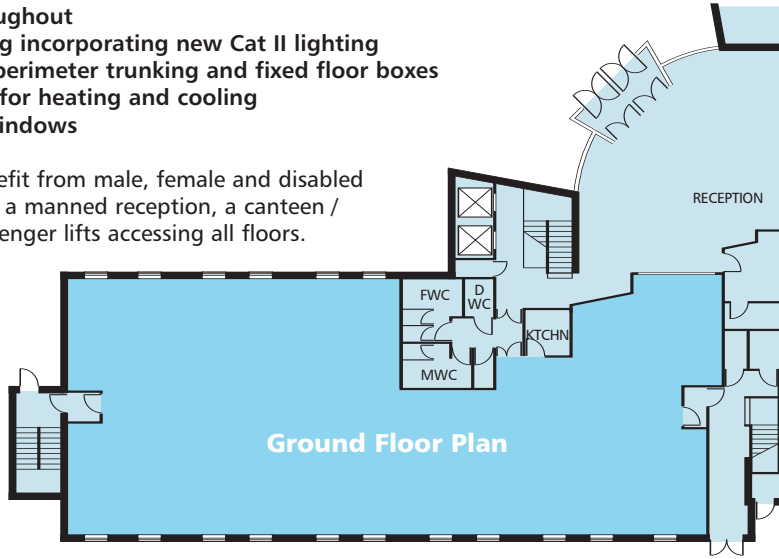
Description

Oldham Business Centre shares a building with part of the Oldham University campus, each being located on opposing wings. The Business Centre provides a newly refurbished four storey building providing office accommodation across all floors boasting the following specification:

- Carpet tiles throughout
- Suspended ceiling incorporating new Cat II lighting
- 3 compartment perimeter trunking and fixed floor boxes
- Air-conditioning for heating and cooling
- Double glazed windows

The offices also benefit from male, female and disabled WC's, a kitchenette, a manned reception, a canteen / cafeteria and 2 passenger lifts accessing all floors.

Parking can also be provided in the buildings own dedicated car park situated directly outside the entrance to the premises.



Accommodation

The ground floor is self-contained and available as a whole and the third floor is available in part with shared facilities. The offices have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate net internal floor areas:

Floor	SQ.FT.	SQ.M.
Ground	4,219	391.9
Third	1,225	113.8



Viewing

Strictly by appointment with the sole letting agents, Edwards & Co, contact Richard Dinsdale on 0161 833 9991 richard@edwardsandco.com



Disclaimer: Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Subject to contract. Published July 2013.