



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

TO LET

3-5 Lord Street
Oldham
OL1 3HP

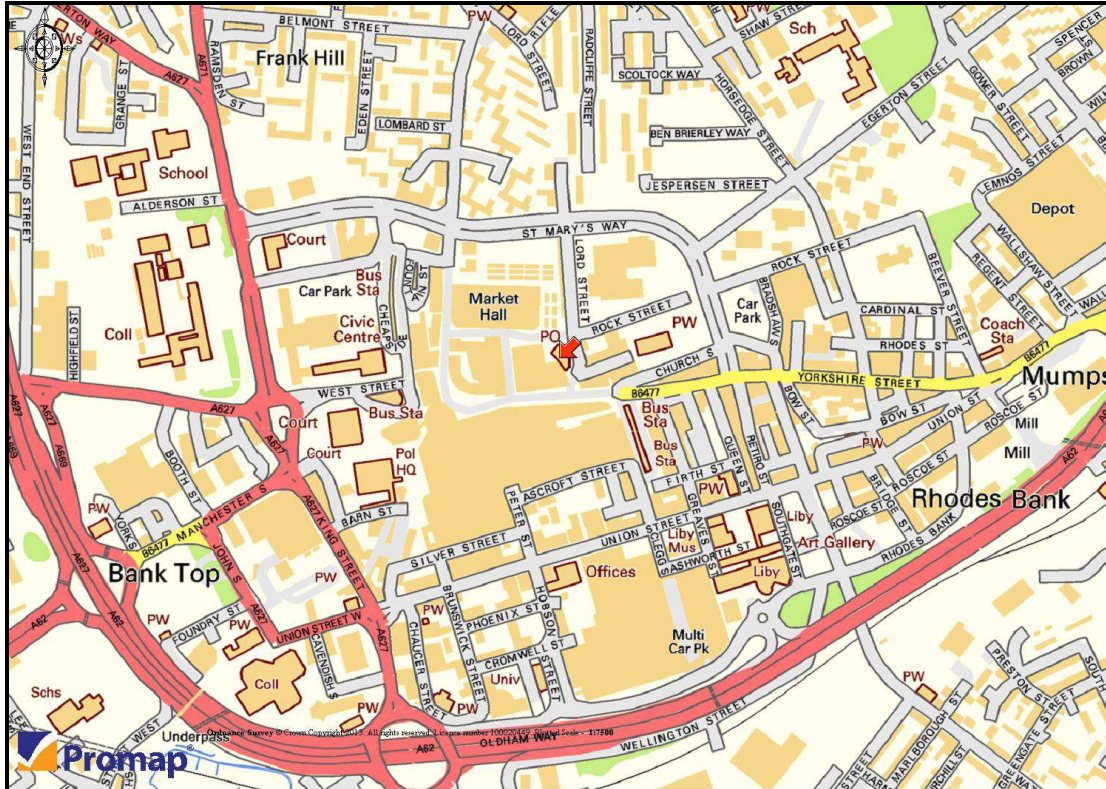


1,607 SQ FT (149.30 SQ M)

Location

Oldham is located approximately 7 miles to the North East of Manchester. Oldham benefits from having excellent access to the M62 Motorway via the A627. Junction 22 of the M60 is situated 3 miles to the South.

The property is situated in Oldham town centre within close proximity to retailers including Primark, Sports Direct and Barclays Bank. To the rear of the property is the busy Oldham Market with parking in close proximity.



Description

The office is situated on the 1st floor of a modern mixed use office/retail building of red brick construction beneath a multi pitched tiled roof.

The office benefits from having its own ground floor entrance from Lord Street. Internally the office is predominantly open plan accommodation with several glazed partitioned meeting rooms.

Accommodation

The property comprises first floor office accommodation, providing the following approximate floor areas.

| | | |
|--------------------|-------------|---------------|
| First Floor Office | 1,607 sq ft | (149.30 sq m) |
|--------------------|-------------|---------------|

Tenure

A new full repairing and insuring lease for a term to be agreed.

Please contact the agent for further information.

Rent

Available upon request

Rates

We are advised the property is assessed as follows:

| | |
|----------------|----------|
| Rateable Value | £13,250 |
| Rates Payable | £6,06.85 |
| UBR 2012/2013 | 0.458 |

Interested parties should verify these figures with the Local Rating Authority (0161 770 6677).

Energy Performance Certificate

The property has an EPC Rating of C

VAT

The rent is exclusive of VAT. VAT will be charged at the usual rate if applicable.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Viewings

Strictly by appointment with the Sole Agent

BNP Paribas Real Estate, Capitol House, Russell Street, Leeds LS1 5SP

Contact Iain Cairns : 0113 242 0044 - Iain.Cairns@bnpparibas.com