

TO LET

Durban Mill

Substantial Multi-Storey Mill Complex

278,162 SQ FT (25,842 SQ M)

On a area site of 4.6 acres (1.86 hectares)



- Heating and lighting throughout
- Fully Sprinklered
- Serviced lifts to all floors
- Combination of tailgate and drive-in loading
- Secured yard area and car parking

**Durban Mill,
Millgate, Oldham OL8 4JX**

**DOVE HAIGH
PHILLIPS**

0113 245 0550

www.dhp.org.uk

dh **davies
harrison**

0161 236 9999

www.daviesharrison.com

Location

The premises are situated on Mill Gate / Colenso Street off Hollins Road A6104, Werneth, Hollinwood, Oldham. It also benefits from access from Pretoria Road and Mafeking Street.

It is approximately half mile from Junction 22 of the M60 Motorway which is turn leads to the National Motorway Network.

The property is approximately one mile from Oldham town centre and five miles from Manchester city centre.

Description

The premises comprise a multi-story mill complex of traditional brick construction. Accommodation is arranged on five floors incorporating a lower ground floor, ground floor, first, second and third floor.

The property benefits from a car park area accessed via Millgate and a substantial yard area accessed via Pretoria Road. The access doors to the yard were updated and improved by the tenant approximately eight years ago.

Each floor is fully lit and benefits from ceiling mounted gas blowers and is fully alarmed. The property is fully sprinklered throughout.

Specification

- The accommodation is in excellent condition
- Serviced lifts to all floors (capacity and number to be confirmed)
- Each floor is heated and lit
- Sprinklered throughout
- Combination of tailgate and drive-in loading
- Secured yard area
- Secured car parking
- The lower ground floor has an eaves height of 7'5" with the remainder of the accommodation up to 11'2"
- Potential to let on a floor by floor basis

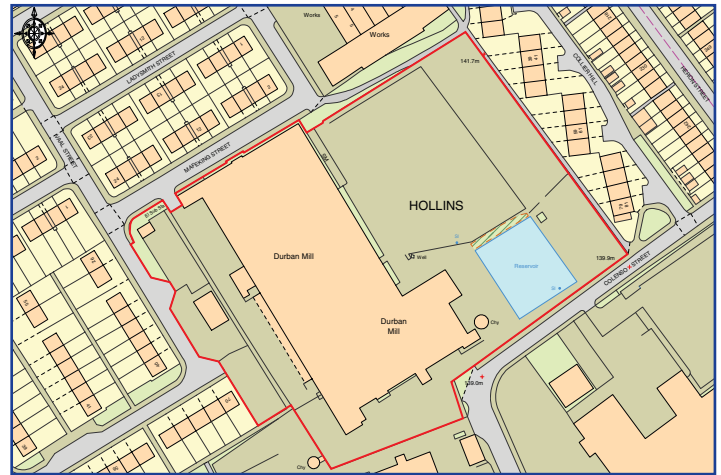
Accommodation

We have been provided with the following information and understand that the property has been measured in accordance with the RICS Code of Measuring Practice (5th Edition) on a gross internal area basis.

Floor	Sq ft	sq m
Lower	57,331	5,326
Ground	58,693	5,453
First	51,206	4,757
Second	51,280	4,764
Third	51,333	4,769
Disused mezzanine	3,421	318
Boiler House	4,224	392
Fork lift truck area	674	63
Total	278,162	25,842
Total site area	4.6 acres	1.86 hectares

Terms

Upon application.



Business Rates

Interested parties are advised to make their own enquiries in relation to rates.

Legal Costs

Each party will be responsible for their own costs involved in the transaction.

VAT

All prices exclusive but may be liable to VAT at the prevailing rate.

Viewings

For further information please do not hesitate to contact Rick Davies of Davies Harrison on 0161 236 999 or Mike Haigh of Dove Haigh Phillips on 0113 245 0550



MISREPRESENTATION ACT

Davies Harrison and BNP Paribas for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison and BNP Paribas or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison and BNP Paribas has any authority to make or give any representation or warranty whatever in relation to this property. April 2010