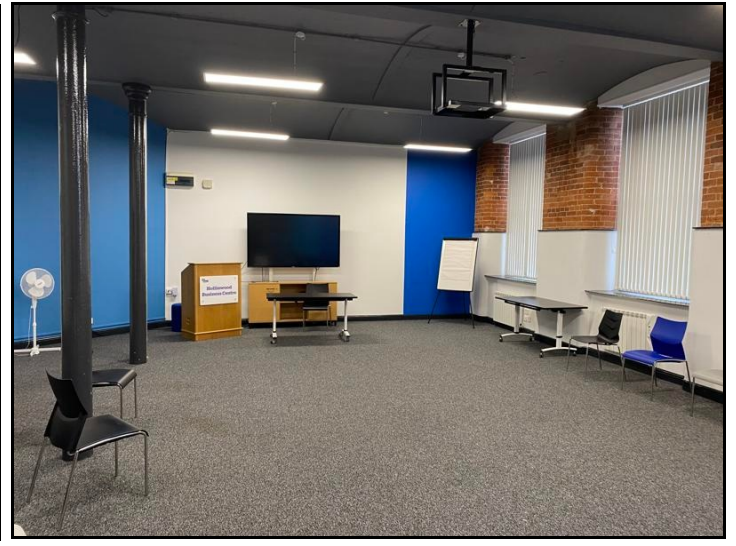
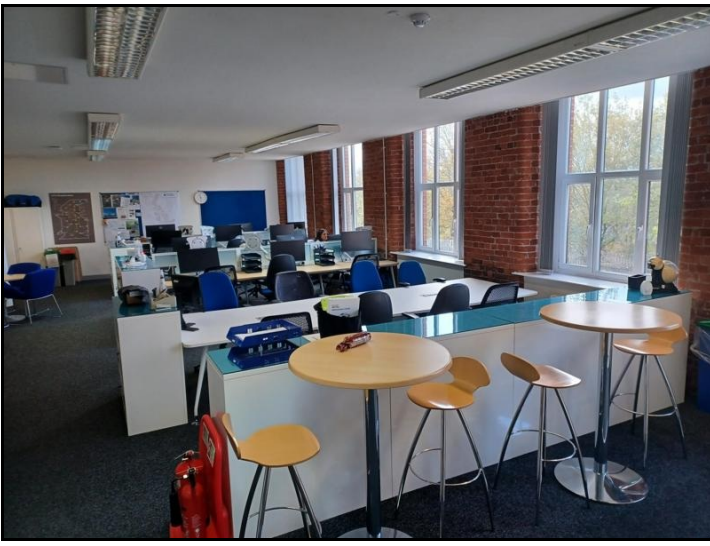




TO LET : 1,750 SQ FT - Modern Office Space with Parking

**Hollinwood Business Centre
Albert Street
Failsworth
Oldham
OL8 3QL**





Location:

The property is strategically placed just moments from the M60, offering excellent transport links. There is also a large free car park for tenants and their visitors. Oldham town centre is approximately 3.3 miles to the North East.

Description:

The property was formerly a cotton mill and has been fully restored and converted into modern offices while retaining it's original beauty and character. There is an on site café, with meeting facilities that can be booked on an ad hoc basis. The office space available is modern open plan, with two separate meeting rooms and kitchen facility.

Property Details

Accommodation	1,750 sq ft
Rent	On Application
Lease Terms	The property is available to let on a new lease on flexible terms.
Services	Mains services are available to the property comprising electric and water.
Legal Costs	Each party will be responsible for their own legal costs.
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk

Contact us

☎ Johnathan Poole 0161 477 0444 ✉ jpoole@impey.co.uk

IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

PLEASE NOTE: Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.