



FORMER OLDHAM CHRONICLE BUILDING | 172 UNION STREET |
OLDHAM | OL1 1EQ



33,706 sq ft (3,131 sq m) Plus circa 25 space car park to rear



SUBSTANTIAL TOWN CENTRE OFFICE &
COMMERCIAL PROPERTY WITH CAR PARKING

**** Town centre position****

**** Close to Metrolink Station and major transport links ****

**** Suitable for residential conversion, subject to consents ****

FOR SALE

DESCRIPTION

The property is the former base of The Oldham Evening Chronicle and comprises of a four-storey combined office, admin and storage facility, akin to a traditional mill set up to all intents and purposes, together with an adjacent single storey building which previously housed the main printing apparatus. The building sits on a gently sloping site from front to rear and has a substantial number of windows on each elevation.

We believe that the main property was constructed in the late 1960s and that the single storey abutment was added in the 1970s. The main building is of reinforced concrete and steel frame with brick elevation walls, solid concrete floors and a parapet walled flat roof form. The floors have been subdivided in part with partitioning to accommodate different storage, office and workroom areas. The single storey element is of steel frame construction with steel profile clad elevations.

Externally at the rear is a car parking area which can accommodate circa 25 motor vehicles.

An internal inspection is highly recommended.



LOCATION

The property is very prominently located along Union Street at Mumps part of Oldham town centre and is bounded by Rhodes Bank and Roscoe Street at the rear.

The town centre Metrolink Station is just 100 yards distant, as is the main A62 Oldham Way linking the town with the regional road network. The property is on a main arterial bus route and is close to the main town centre attractions together with the Oldham main educational facilities.

Please refer to attached location map.



FLOOR AREA

The property extends to an internal floor area of 33,131 sq ft made up as follows:

Lower Ground Floor	14,368 sq ft
Ground Floor	6,446 sq ft
First Floor	6,446 sq ft
Second Floor	6,446 sq ft
Total	33,706 sq ft

SERVICES

We understand that all mains service connections are available.

PRICE

£1.6m, stc

VIEWING

By prior appointment with the sole agents:
Haughton Warburton: 0161 839 0080.

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