



83 MOORHEY STREET | GLODWICK | OLDHAM | OL4 1JE



3,888 sq ft (361 sq m)



SINGLE STOREY INDUSTRIAL/WORKSHOP BUILDING

FOR SALE



## DESCRIPTION

83 Moorhey Street is a single storey industrial/workshop building incorporating open plan work areas, some offices, a works canteen and a washroom. It incorporates a main workshop and a smaller one to the left hand elevation and an additional one at the rear. The main workshop is accessed off Moorhey Street via a small service court and the rear workshop has access off Leicester Street.

The property is of traditional brick with a solid concrete floor and a pitched and lined roof with external corrugated sheeting supported on light steel trusses. The roof incorporates some translucent panels.

The main workshop has an access aluminium roller shutter door (11 ft wide by 9 ft 6ins high) and affords a minimum working height of 11 feet.

The property is considered suitable for alternative uses such as garage, nursery, showroom, educational/religious uses etc, subject to appropriate consents. Further details on application.



## LOCATION

The property is prominently located along Moorhey Street at the junction with Leicester Street in the Glodwick part of Oldham. Moorhey Street runs between Roundthorn Road and Lees Road (A62).

The property sits in an established industrial and commercial area less than 1 mile to the south east of Oldham town centre.

Refer to map

## SERVICES

We understand that all mains services are available including a 3 phase electricity supply. The offices have electric storage heaters and the building has mixed LED strip lights and sodium diffusers.

## FLOOR AREAS

The unit extends to 3,888 sq ft in total made up as follows:

Main Workshop	2,082 sq ft
Side Workshop	655 sq ft
Rear Workshop	770 sq ft
Offices	211 sq ft
Canteen	170 sq ft
<b>Total</b>	<b>3,888 sq ft</b>

## ENERGY PERFORMANCE CERTIFICATE

Available on request

## PRICE

Offers in excess of £175,000  
Further details on application.

## VIEWING

Please contact the Sole Agents; Haughton Warburton on 0161 839 0080.



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