SUPERB MODERN INDUSTRIAL INVESTMENT OPPORTUNITY

1,245 m² (13,405 ft²)

Units 1-4
Wellington Industrial Park
Wellington Road
Greenfield
Oldham
OL3 7AQ

- Currently let as a whole
- Asset management potential
- Recently constructed units

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www.eckersleyproperty.co.uk
Location
Situated on Wellington Road to the rear of the new Tesco superstore in the heart of Greenfield.

Greenfield is located in the Chew Valley approximately 4 miles east of Oldham and 13 miles northeast of Manchester and is situated between the A670 and A635 thus offering easy access further afield.

Description
The premises comprise 4 newly constructed self-contained industrial/workshop units of varying sizes which are currently occupied as a whole but offer the opportunity for individual occupation.

The units are of steel portal frame construction overlaid with metal composite panels with the roof incorporating modular vault rooflights. Each unit incorporates personnel access together with loading via a roller shutter door and benefit from an approximate eaves height of 6m together with power float concrete floor.

Accommodation
The units, whilst currently occupied as a whole, also offer the opportunity for separate occupation and extend to the following approximate gross internal floor areas:-

<table>
<thead>
<tr>
<th>Unit</th>
<th>m²</th>
<th>ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>388.8</td>
<td>4,165</td>
</tr>
<tr>
<td>B</td>
<td>374.6</td>
<td>4,035</td>
</tr>
<tr>
<td>C</td>
<td>250.8</td>
<td>2,700</td>
</tr>
<tr>
<td>D</td>
<td>250.8</td>
<td>2,700</td>
</tr>
<tr>
<td>Total GIA</td>
<td>1,245</td>
<td>13,405</td>
</tr>
</tbody>
</table>

We understand the site area extends to approximately 0.27 hectares (0.676 acres).

Services
Mains connections to electricity, gas, water and drainage are available to, or in the vicinity of, the property.

Rating Assessment
The property has a Rateable Value of £57,500.

Planning
It is understood that the premises have a permitted use generally falling within Classes B1 of the Use Classes Order 2010.

Tenure
Freehold, subject to the existing occupational lease.

Occupational Lease
The property is let in its entirety to Sachets Limited (Co. Reg. No. 2200224) for a term of 6 years with effect from 20 February 2013 at a passing rental of £44,500 pa exclusive.

Tenant Covenant
Sachets Limited are a long established family owned business who develop and manufacture branded and own brand household, janitorial and baby care products with customers including a number of national high street retailers.

The company has a financial strength indicator from Dun & Bradstreet of A3.

Proposal
Our clients are seeking offers in the region of £500,000 reflecting a net initial yield of 8.51% when allowing for purchasers costs of 4.8%.

This reflects an attractive capital rate of £401 per m² (£37.30 per ft²).

Energy Performance Certificate
Non-Domestic Building

VAT
All prices quoted will be subject to VAT at the standard rate.

Photographs and Plans
All photographs and plans provided with these particulars are indicative and for information purposes only and should not be relied upon.

Viewing
Further information via the sole agents, Eckersley
Contact: Mary Hickman
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