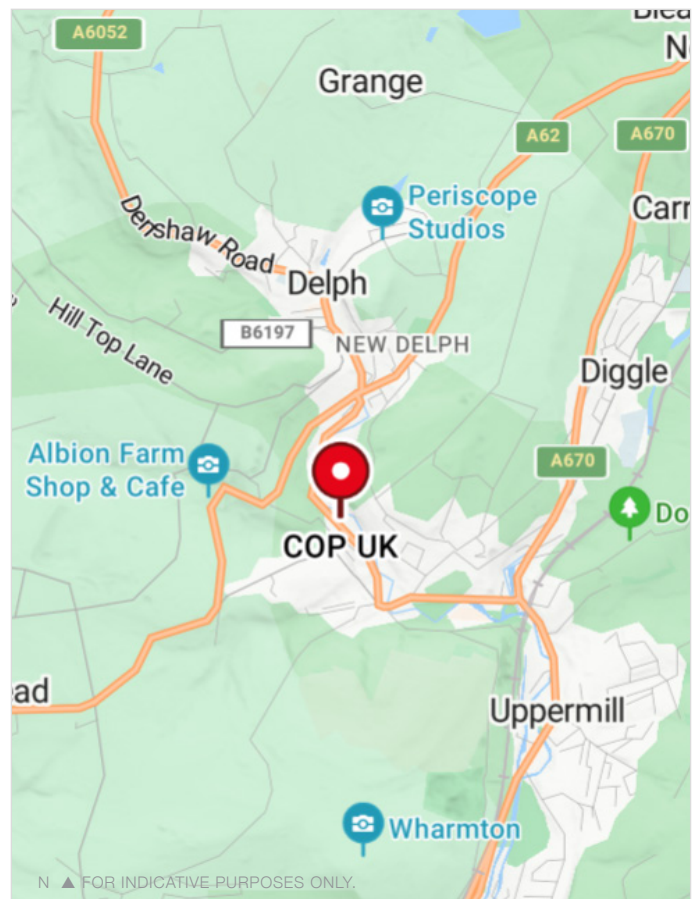

DELPH NEW ROAD

DOBCROSS
OLDHAM OL3 5BG



WAREHOUSING & OFFICES
TOTAL 15,715 SQ FT / 1,460 SQM



LOCATION

The property is prominently situated on Delph New Road in Dobcross, a village within the Saddleworth area of Oldham. This semi-rural location offers excellent connectivity while benefiting from an attractive, established commercial and residential setting. The premises sit close to a cluster of local businesses and light-industrial operators, with convenient access to surrounding Saddleworth villages including Delph, Uppermill and Diggle.

The site is well positioned for regional transport links, with the A62 providing direct routes towards Oldham, Huddersfield, and the wider Greater Manchester network. Greenfield railway station is within easy reach, offering regular services to Manchester and West Yorkshire. The area is supported by local amenities, independent retailers, and services, making it a practical and accessible base for a range of commercial occupiers.

ACCOMMODATION

This self-contained site which extends to approx. 0.9 acres/0.36 hectares providing a secure yard and onsite parking with the accommodation arranged across three buildings. The accommodation comprises the following approximate GIA areas:

Warehouse (the Butler Building)	11,045 sq ft	1,026 sq m
Storage/Offices (the Foundry)	3,734 sq ft	347 sq m
Offices with staff facilities & WC's	936 sq ft	87 sq m
Total Accommodation	15,715 sq ft	1,460 sq m

TENURE

The premises are available on a new FRI lease for a term to be agreed. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

QUOTING RENT

£89,500 per annum exclusive.

FREEHOLD SALE

Consideration may be given to the sale of the freehold. Further details on request.

USE

We believe the premises have mixed Class E/B8 use however interested parties should make their own enquiries with the planning department at Oldham Borough Council.

RATES

The Rateable Value (April 2026 list) is £74,000.

The estimated rates payable, disregarding any transitional relief, are £35,520 per annum. The UBR for 2026/27 is 48p.

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

The premises have an energy rating of C. A copy of the EPC can be made available on request.

VIEWING

Viewings are strictly by appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Oscar Payne
07584 472 702
op@bcretail.co.uk





Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Commercial and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2026 SUBJECT TO CONTRACT