



# For Sale

Unit 4, Howarth Court,  
Gateway Crescent,  
Broadway Business Park,  
Oldham, OL9 9XB

**9,959 sqft (925.2 sqm)**

**PARKINSON**  
REAL ESTATE ●●●●

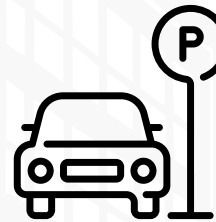


# // A rare and impressive HQ office

## Key Features



**Prime Location:** Perfectly positioned near the M60 motorway, providing seamless connectivity to Manchester City Centre and the wider region.



**Ample Parking:** Generous allocation of 21 parking spaces, giving a convenient ratio of 1 space per 247 sq ft.



**Contemporary Design:** A detached office building offering a professional yet welcoming environment.



**Assets Management Opportunity:** Low capital value of less than £100 PSF, available to be occupied as a whole or in part.



Public House & Restaurant

Broadway A663

Costco

Travelodge

M60

Junction 21

Howarth Court

Rochdale Canal

Gateway Crescent

Broadgate

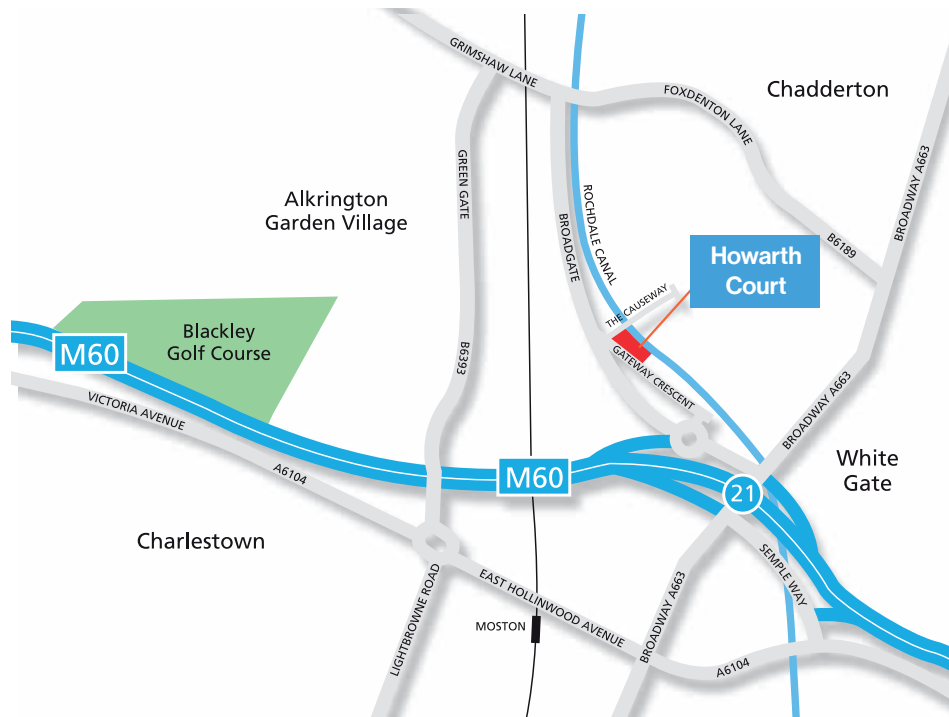
The Causeway

Unit 4



# Location

Situated at the entrance of Howarth Court, Gateway Crescent, this property offers the best of both worlds: easy access to key transport links and proximity to everyday conveniences. With the M60 motorway just minutes away, your team and clients will find commuting a breeze. Local amenities include Morrisons, Costco, Travelodge, and more, ensuring everything you need is close by.





# // Property Highlights

**Built in 2006, Unit 4  
combines functionality  
with modern features:**



## **High-Quality Interiors**

Thoughtfully designed workspace featuring suspended ceilings with energy-efficient lighting, providing a bright and professional atmosphere for colleagues and visitors.



## **Fully Equipped Floors**

Raised flooring with integrated three-compartment floor boxes, making it easy to set up and manage all your technology needs without clutter.



## **Comfortable & Convenient**

Modern kitchen and canteen facilities are located on both the ground and first floors, ensuring your team has access to amenities for relaxation and productivity.



## **Private Office Options**

Partitions create private offices that maintain an open feel while enhancing natural light flow throughout the space.



## **Accessibility**

Equipped with a passenger lift and designed to meet Equality Act standards, ensuring ease of access and inclusivity for all users.



## Accommodation Details

Description	Metric	Imperial
Ground Floor	300 m <sup>2</sup>	3,229 ft <sup>2</sup>
First Floor	312.6 m <sup>2</sup>	3,365 ft <sup>2</sup>
Second floor	312.6 m <sup>2</sup>	3,365 ft <sup>2</sup>

## Terms

**AML regulations:** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**Tenure:** The site is held by way of a single Long Leasehold title, held with the Land Registry under Title No. MAN228528.

**Estate management:** The building owner is responsible for estate service charge – details upon request

**EPC:** C75 (expires 2027)

**VAT:** This property is elected for VAT. It is anticipated therefore that the sale will be treated as a Transfer of a Going Concern (TOGC). Standard rate applies to rent and estate charge.

**Legal Costs:** Each party will be responsible for their own legal expenses.

**Services:** The services have not been checked but we understand all mains services are connected.

**Planning:** No formal enquiries have been made, however, we understand the subject benefits office use planning consent.

**Local Taxation:** The subject has been allocated a rateable value of £94,500.

**Asking Price:** Offers are invited around £995,000 (Nine Hundred and Ninety Five Thousand Pounds)







# PARKINSON

REAL ESTATE ● ● ● ●

**For more details please contact the sole selling agents**

Parkinson Real Estate

Tel: 0161 930 8499

**Email:** [mark.smith@parkinsonre.com](mailto:mark.smith@parkinsonre.com)

IMPORTANT NOTICE Parkinson Real Estate gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published December 2024.