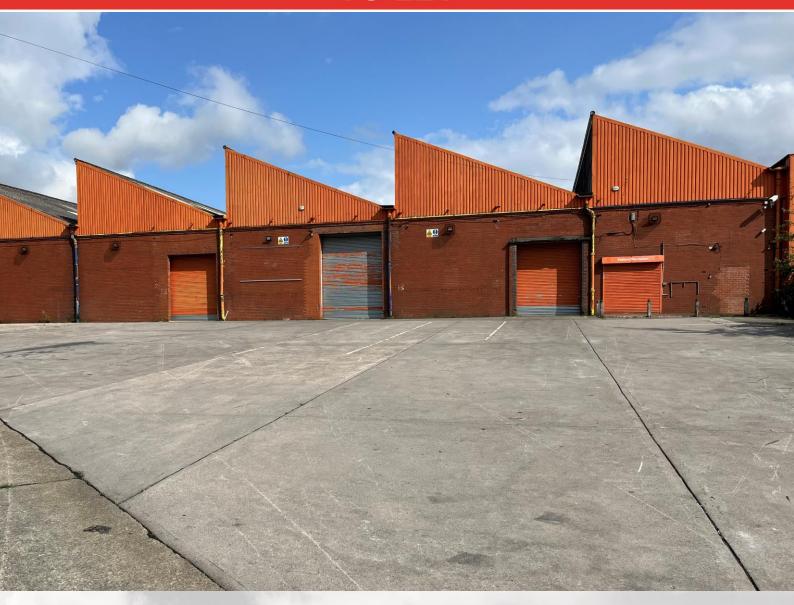


TO LET



WAREHOUSE UNIT & SECURE YARD 66,540 SQ FT

UNIT C
WESTWOOD INDUSTRIAL ESTATE
ARKWRIGHT STREET
OLDHAM OL9 9LZ

- Yard approx. 16,000 sq ft (0.37 acres)
- 5.2m eaves
- Junction 22 of M60 motorway approx. 1.5 miles to the south

0161 833 9797 www.wtgunson.co.uk



LOCATION

Westwood Industrial Estate is located on the north side of Arkwright Street, less than 1 mile west of Oldham Town Centre. Junction 22 of M60 motorway is approx. 1.5 miles to the south and is easily accessed via Manchester Road (A62). The A627(m) is approx. 1 mile north west which provides easy access to Junction 20 of the M62 motorway approx. 3 miles north west.

DESCRIPTION

The property comprises a self contained warehouse unit, originally forming part of a larger manufacturing facility. The unit is of steel portal frame construction with brick/blockwork elevations, part steel clad beneath a north light multi pitched asbestos covered roof. There are three roller shutter loading doors. The unit has an eaves height of 5.2meters.

Internally, the accommodation comprises mainly open plan warehousing but with a section of double storey offices together with a large canteen facility.

The unit benefits from a good sized secure yard – approx. 0.37 acres.

ACCOMMODATION

As measured on a gross internal basis, the areas are as follows:

	M^2	Ft ²
Warehouse	5821.43	62,661
(including		
Canteen Area)		
Warehouse	93.21	1,003
under croft		
Stores (Ground	136.28	1,467
& First Floor)		
Reception/First	130.87	1,409
Floor Offices		
Total	6181.79	66,540

LEASE

The accommodation is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed at a quoting rent of £215,000 per annum.



BUSINESS RATES

TBC.

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the joint agents

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On Behalf of:

Date of Preparation: October 2023

MCR PROPERTY GROUP





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