

**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

**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 <sup>2</sup>	Ft <sup>2</sup>
Warehouse (including Canteen Area)	5821.43	62,661
Warehouse undercroft	93.21	1,003
Stores (Ground & First Floor)	136.28	1,467
Reception/First Floor Offices	130.87	1,409
<b>Total</b>	<b>6181.79</b>	<b>66,540</b>

**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

**W T Gunson**

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Date of Preparation: October 2023

On Behalf of:



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