

TO LET



WAREHOUSE UNIT & SECURE YARD 3,171.75 M² (34,140 SQ FT)

UNIT E
WESTWOOD INDUSTRIAL ESTATE
ARKWRIGHT STREET
OLDHAM OL9 9LZ

- Economic Rent
- 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 is roller shutter loading access (5.81m high x 5.05m wide). 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 kitchen and WC facilities.

The unit benefits from a secure yard.

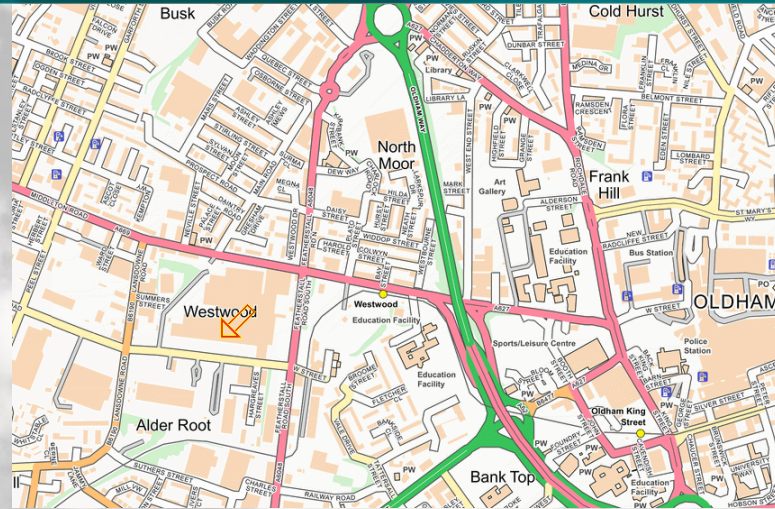
ACCOMMODATION

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

	M ²	Ft ²
Warehouse	2,950.85	31,763
Office Ground Floor	98.50	1,060
Office First Floor	122.40	1,317
Total	3,171.75	34,140

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 **£136,650 per annum**.



BUSINESS RATES

The property has a Rateable Value of £94,500 and Rates Payable £48,384pa (£51.2p/£ - 2023/24). Please note there will be transitional relief available. Interested parties should make their own enquiries direct with the local authority.

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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Date of Preparation: February 2024

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