

TO LET



**NEW MODERN WAREHOUSE UNIT
FROM APPROX 2,000 SQ FT TO 4,000 SQ FT**

**UNIT B
MINOR STREET
OLDHAM OL8 1HE**

- 5.1m eaves
- Close to Oldham Town Centre
- Junction 22 of M60 Motorway approx. 2 miles south west

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the north side of Minor Street close to its junction with Crossbank Way in Oldham, Greater Manchester. Oldham Town Centre is less than 0.5 miles to the north. The A62 (Manchester Road) is within close proximity and provides easy access to Junction 22 of the M60 Motorway approx. 2 miles south west.

DESCRIPTION

The property comprises a newly constructed modern industrial warehouse unit of steel portal frame construction with part brick, part blockwork, part steel clad elevations beneath a pitched steel sheet roof. The unit could easily be split into two halves and has two separate roller shutters and two electric supplies. The unit has an eaves height of 5.1m with 6.6m to the apex. The shutter doors are approx. 3.1m high by 4m wide.

ACCOMMODATION

As measured on a gross internal basis the unit has an area of 373.23m² (4,017 sq ft).

Possible sub-divide of two separate units of c2,000sq ft each.

LEASE

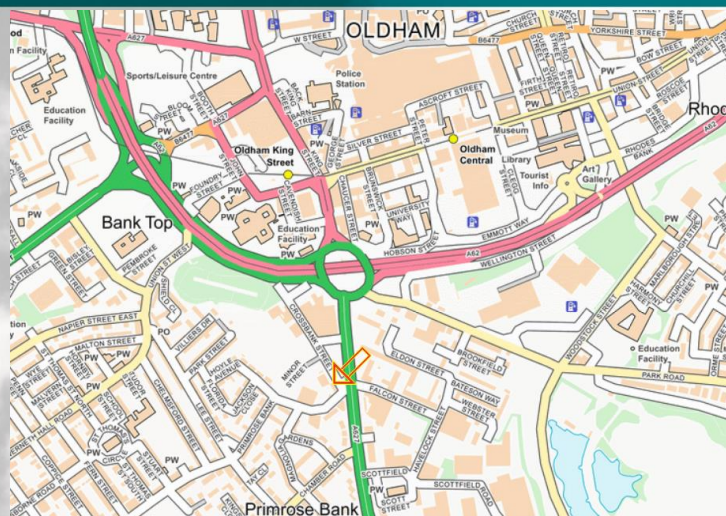
The accommodation is available by way of a new lease for a term of years to be agreed at an initial rent of **£40,000 per annum** or if sub-divided **£20,000 per annum per individual unit**.

BUSINESS RATES

To be assessed.

EPC

A copy of the EPC is available upon request.



VAT

We are informed that the property is subject to VAT.

VIEWING

By appointment with the sole agent:

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