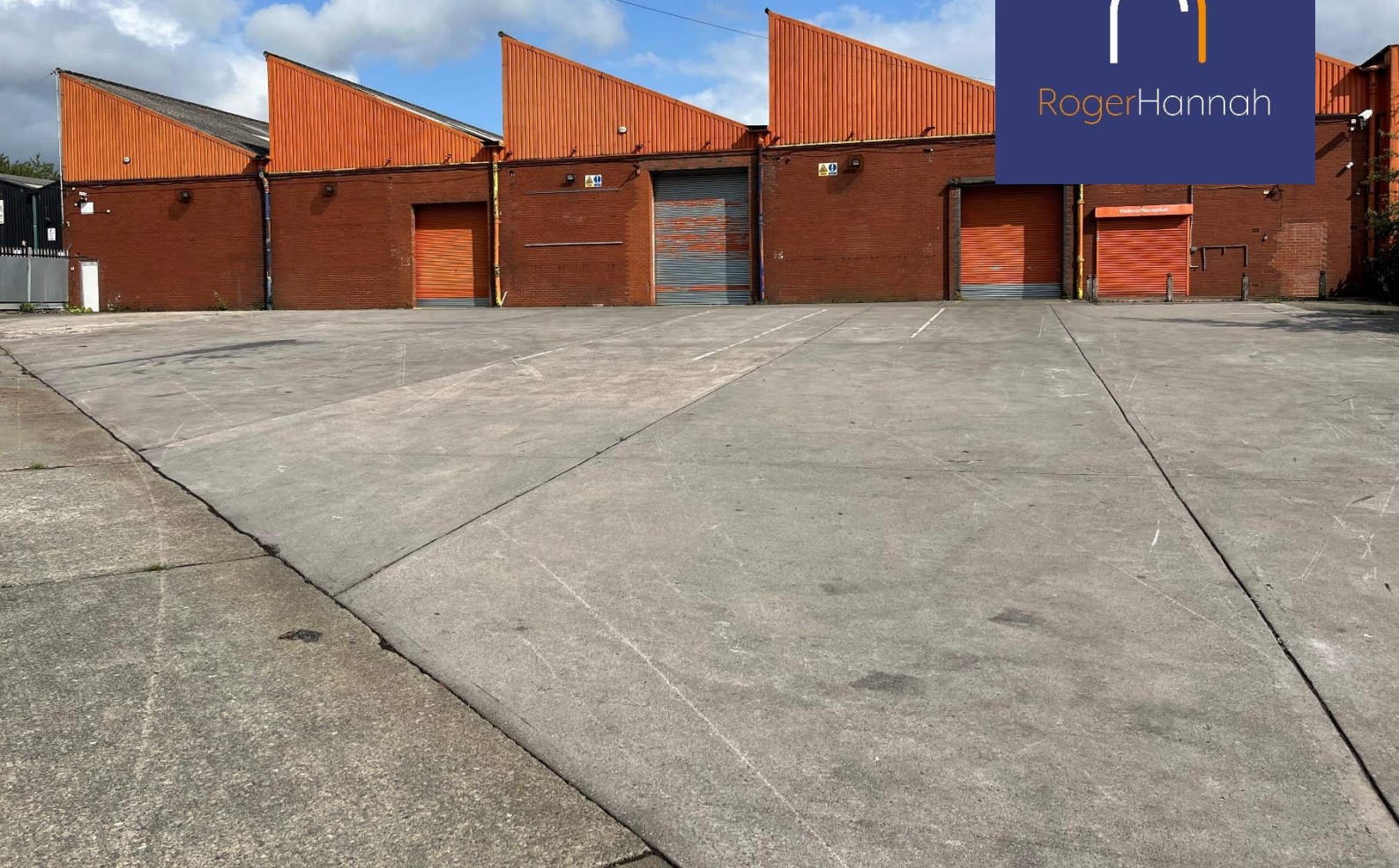


TO LET



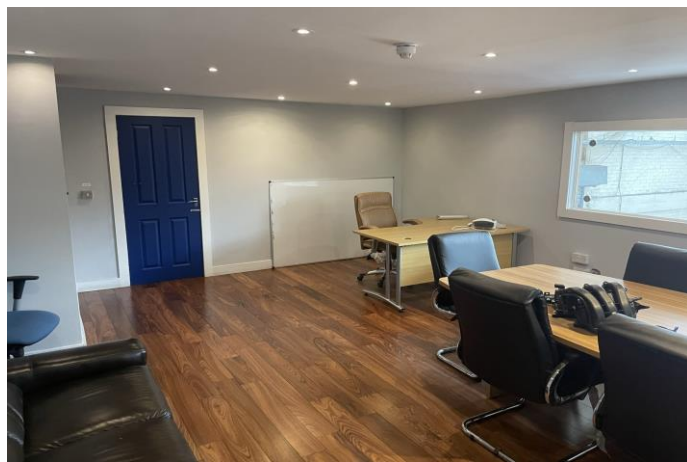
RogerHannah

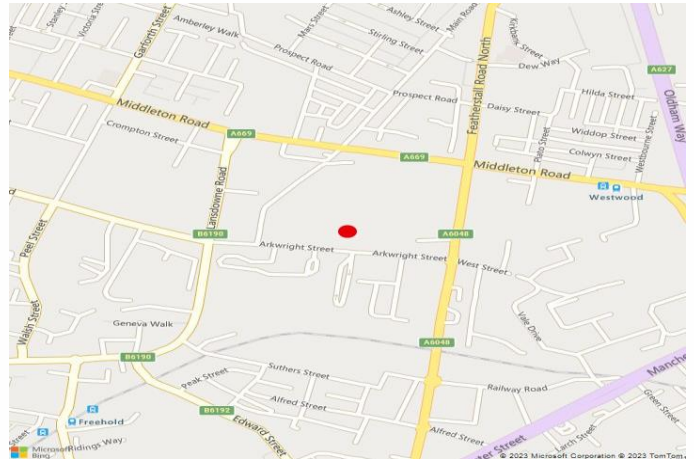


Unit C - Westwood Industrial Estate, Arkwright Street, Oldham, Lancashire, OL9 9LZ

Warehouse Unit & Secure Yard
66,540 Sq Ft (6,181.57 Sq M)

- 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:

ACCOMMODATION	SQ.FT.	SQ.M.
Warehouse (Including Canteen Area)	62,661	5,821.43
Warehouse (Under Croft)	1,003	93.21
Stores (Ground & First Floor)	1,467	136.28
Reception/First Floor Offices	1,409	130.87
TOTAL GIA	66,540	6,181.79

Asking Rent

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

The property has an energy performance rating as B.

VAT

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

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Joint Agents:

Julien Kenny Levick

T: 0161 817 3399

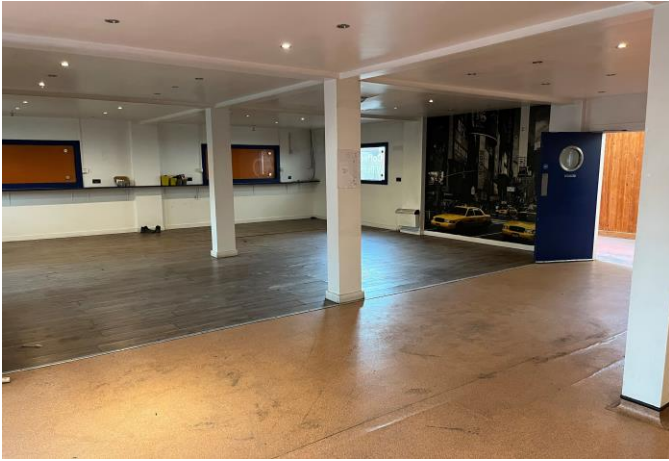
E: jkl@roger-hannah.co.uk

Neale Sayle

M: 07760 160 3321

E: neale.sayle@wtgunson.co.uk





Date of Preparation
04 October 2023

