

TO LET

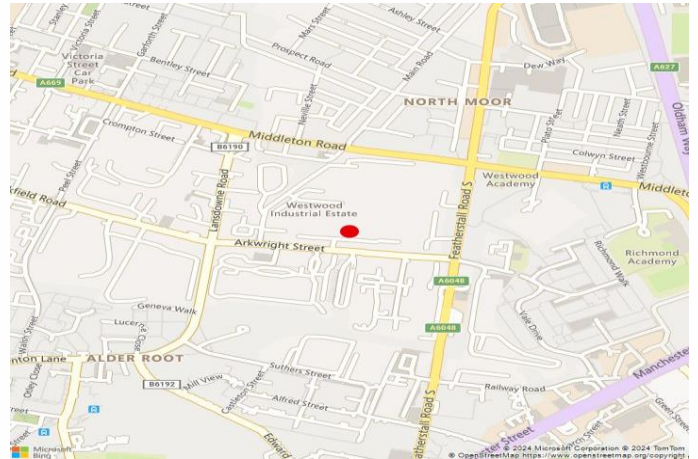


Unit E - Westwood Industrial Estate, Arkwright Street, Oldham OL9 9LZ

Warehouse Unit & Secure Yard  
34,140 Sq Ft (3,171.61 Sq M)

- 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:

ACCOMMODATION	SQ.FT.	SQ.M.
Warehouse	31,763	2,950.85
Ground Floor Office	1,060	98.50
First Floor Office	1,317	122.40
<b>TOTAL</b>	<b>34,140</b>	<b>3,171.61</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 **£136,650 per annum.**

### Business Rates

The property has a Rateable Value of £94,500 and Rates Payable £48,384pa (£51.2p/£ - 2023/24).

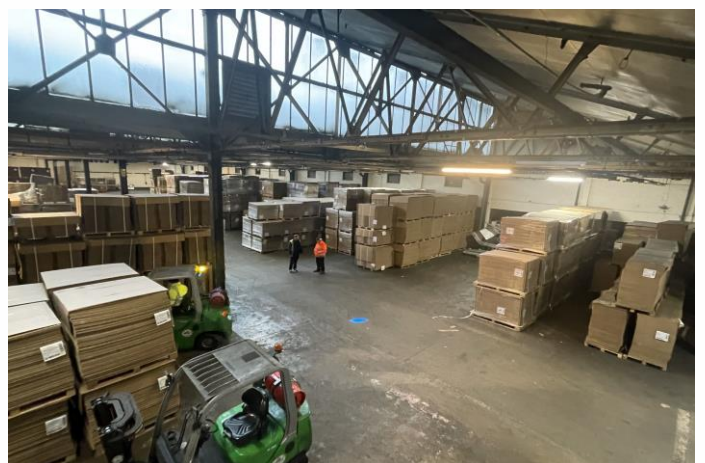
Please note there will be transitional relief available. Interested parties should make their own enquiries direct with the local authority.

### EPC

A copy of the EPC is available upon request.

### VAT

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





## Viewing & Further Information

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

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