wtgunson

commercial property consultants

TO LET



MODERN WAREHOUSE UNIT
264.40 M² (2,846 SQ FT) plus Mezz

UNIT 2
GLADSTONE BUSINESS PARK
GLADSTONE STREET
OLDHAM
OL4 1AX

- Eaves height of c 5.4m front and 7.6m to rear
- Junction 2 of M60 approx 3 miles south west
- Oldham Town Centre approx. 1 mile west

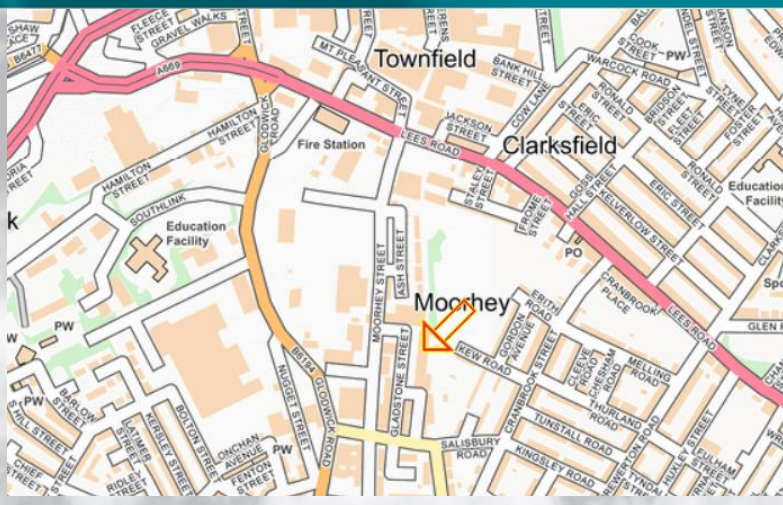
0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is located on the east side of Gladstone Street, 1 mile east of Oldham Town Centre. Junction 2 of the M60 motorway is approx. 3 miles south west.



DESCRIPTION

The property comprises a mid terraced modern warehouse of steel portal frame construction beneath a pitched steel sheet roof with part brick/part blockwork/part steel clad elevations. There is a section of office, kitchen, WC's facilities with mezz storage above. The unit has electric roller shutter loading door access, an eaves height of 5.4m and apex of 8.8m.

ACCOMMODATION

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

Ground Floor Warehouse and Office	264.40m^2	(2,846 sq ft)
Mezzanine	8.4m^2	(90 sq ft)
Total	272.80m^2	(2,936 sq ft)

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£31,500 per annum**.

BUSINESS RATES

The property has a rateable value of £13,750 as of April 2026. Small business rates relief may apply, but further enquiries should be made direct with the local authority.

SERVICE CHARGE/BUILDING INSURANCE

The ingoing tenant to pay the service estate service charge and also reimburse the landlord for the building insurance cost.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

EPC

The unit has an EPC rating of D.

VAT

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

VIEWING

By appointment with the joint agents:-

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BC REAL ESTATE

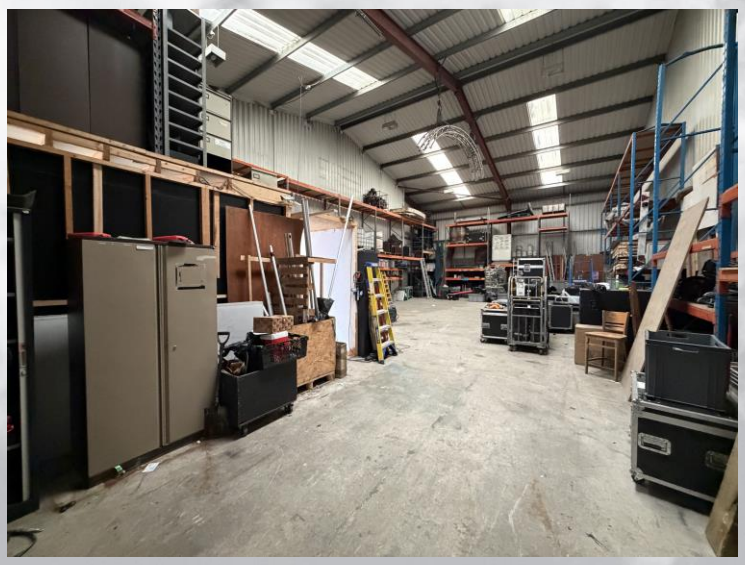
Date of Preparation: May 2026

RICS

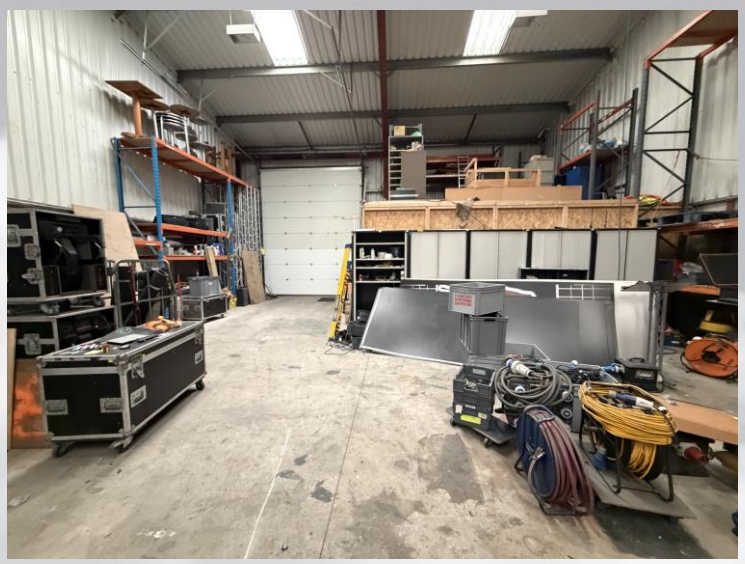
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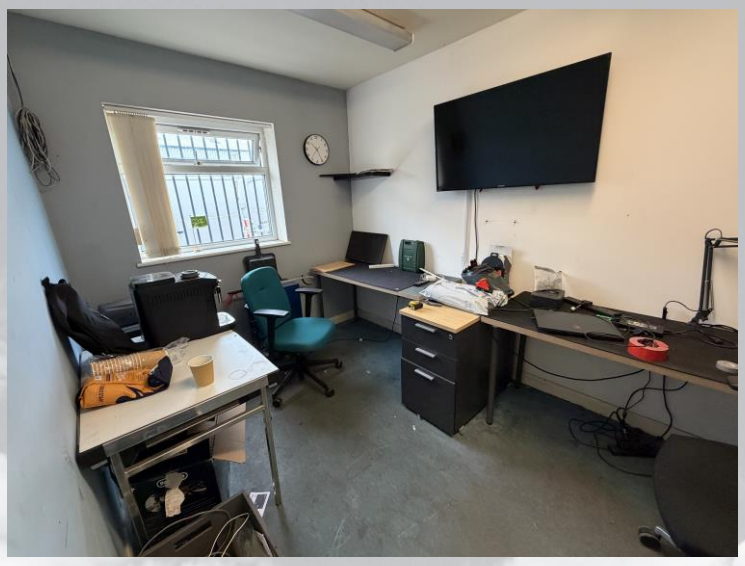
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