wtgunson

commercial property consultants

TO LET



WAREHOUSE UNIT
915.45 M² (9,854 SQ FT)

UNIT K1
WESTWOOD INDUSTRIAL ESTATE
ARKWRIGHT STREET
OLDHAM OL9 9LZ

- Eaves height of c5.2m
- Junction 22 of M60 motorway approx. 1.5 miles to the south

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

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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 and a steel clad frontage, beneath a north light multi pitched asbestos covered roof. There is roller shutter loading door access. The unit has an eaves height of c5.2m.

Internally, the accommodation comprises mainly open plan warehousing, with a reception area/office to the front including WC/Kitchen facilities and mezzanine office space above and an additional canteen/office/storage area to the rear.

ACCOMMODATION

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

	M²	Ft²
Ground Floor Warehouse inc Office	746.61	8,036
First Floor Office	73.08	787
Rear Canteen/ Partitioned Storage	95.76	1,031
Total GIA	**915.45**	**9,854**

LEASE

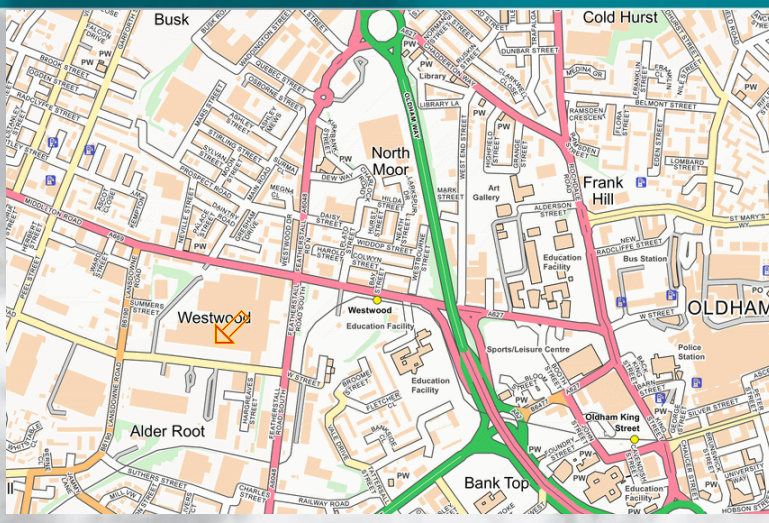
The accommodation is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed at a quoting rent of **£52,000 per annum.**

EPC

A copy of the EPC is available upon request.

BUSINESS RATES

The property has a Rateable Value of £34,500 and Rates Payable £14,835pa (2026/27 – 0.43p/£).



SERVICE CHARGE/INSURANCE

The service charge and building insurance will be payable charged on an apportioned basis.

VAT

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

VIEWING

By appointment with the joint agents:-

W T Gunson:-
Neale Sayle
Neale.sayle@wtgunson.co.uk

wt gunson
0161 833 9797
www.wtgunson.co.uk

Josh Hill
Josh.hill@wtgunson.co.uk

Roger Hannah
Harry Mason
Harrymason@roger-hannah.co.uk

RogerHannah
0161 817 3399

Tom Marriott
Tommarriott@roger-hannah.co.uk

MCR Property
T: 0161 989 3884
E: space@mcrproperty.com

MCR PROPERTY GROUP

Date of Preparation May 2026

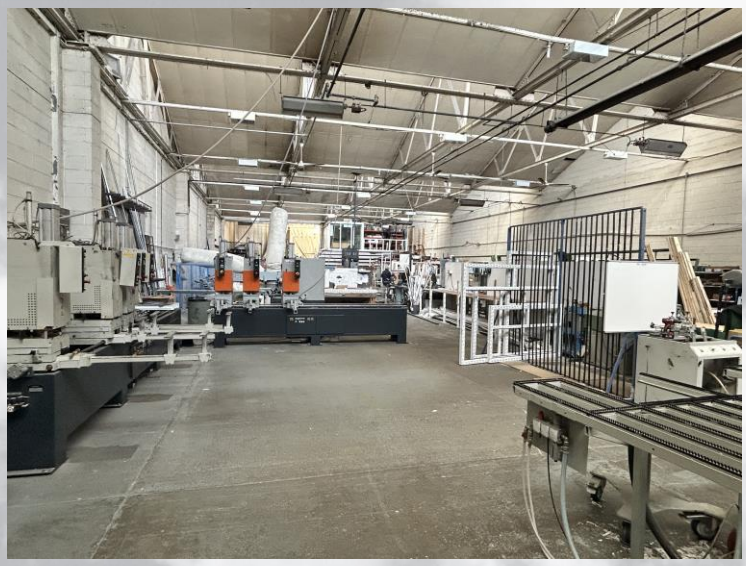
RICS

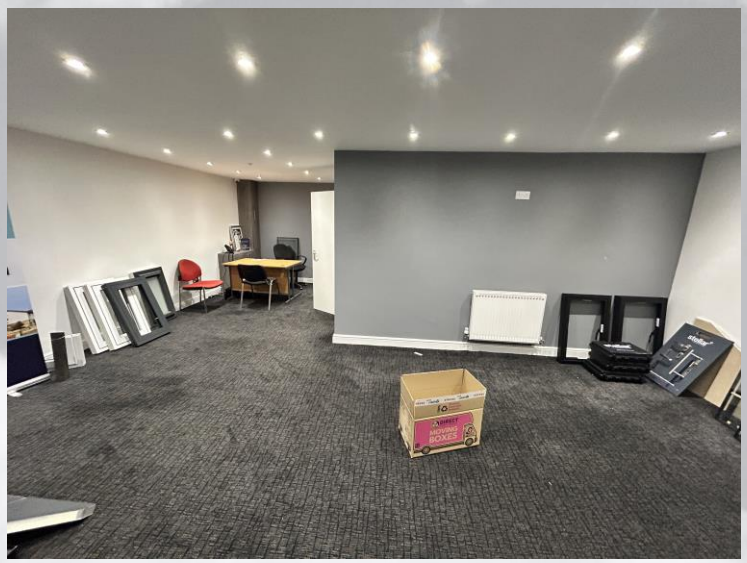
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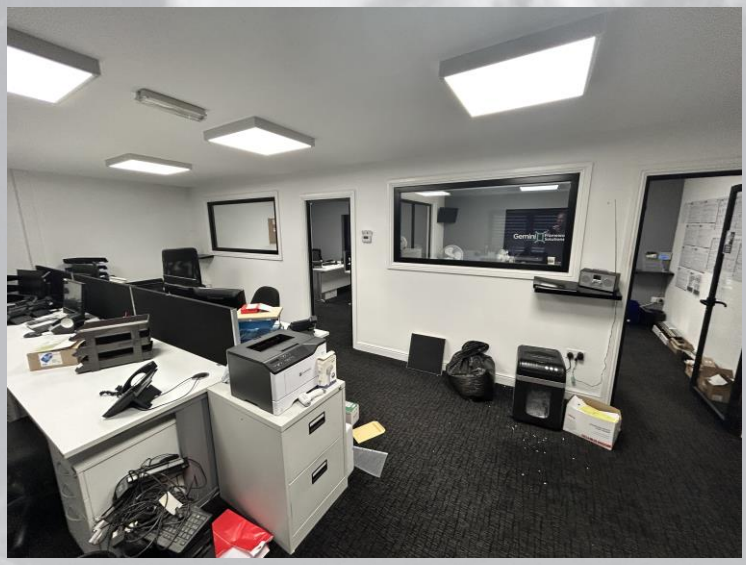
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