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commercial property consultants

TO LET



MODERN WAREHOUSE UNIT
168.15 M² (1,810 SQ FT)

UNIT 6
GLADSTONE BUSINESS PARK
GLADSTONE STREET
OLDHAM
OL4 1AX

- Eaves height of 6m and 7.5m to apex
- Junction 2 of M60 approx 3 miles south west
- Oldham Town Centre approx. 1 mile west

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Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
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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 small office and WC facility with mezz storage above.The unit has electric roller shutter loading door access, an eaves height of 6m and 7.5m to apex.

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

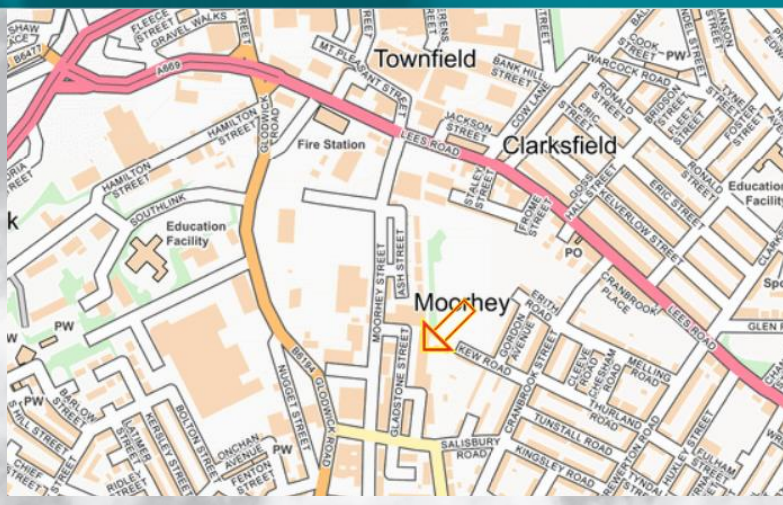
Ground Floor
Warehouse and Offices 168.15m^2 (1,810 sq ft)
Plus Mezz Storage

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 **£20,500 per annum**.

BUSINESS RATES
From 1st April 2026 the rateable value is £9,200. The unit will qualify for small business rates exemption. 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:-

W T Gunson

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Date of Preparation: July 2026

RICS

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