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commercial property consultants

# TO LET




# MODERN WAREHOUSE UNIT
# 168.24 M² (1,811 SQ FT )

**UNIT 5**
**GLADSTONE BUSINESS PARK**
**GLADSTONE STREET**
**OLDHAM**
**OL4 1AX**

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

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 an end 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 6m and to the apex 7.5m.

## ACCOMMODATION

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

| | | |
|---|---|---|
| Ground Floor | | |
| Warehouse and Offices | 168.24m$^2$ | (1,811 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 **£21,732 per annum. (£12/sqft).**

## BUSINESS RATES

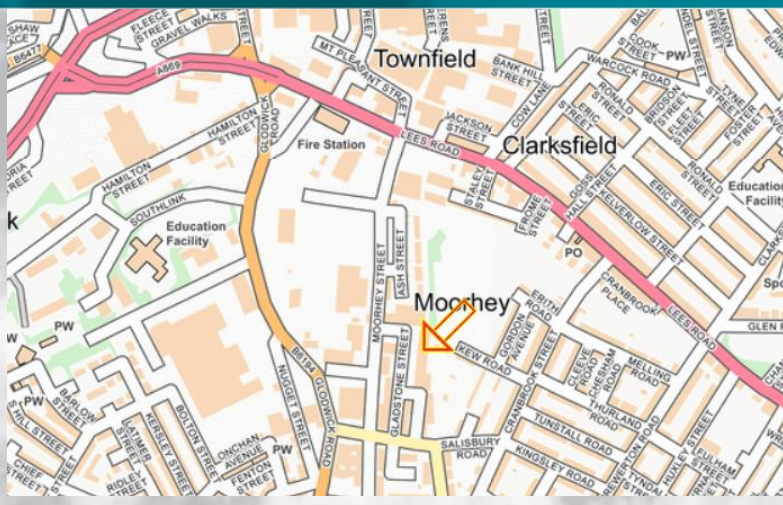
From 1st April 2026 the rateable value is £9,100. The unit will qualify for small business rates exemption. Further enquiries should be made direct with the local authority.

## 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

**Neale Sayle**
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**Josh Hill**
Josh.hill@wtgunson.co.uk

wt gunson
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**Tel: 0161 833 9797**

### B C Real Estate

**John Barton**
john@bcrealestate.co.uk

BC REAL ESTATE

**Tel: 0161 636 9202**

Date of Preparation: September 2026

RICS

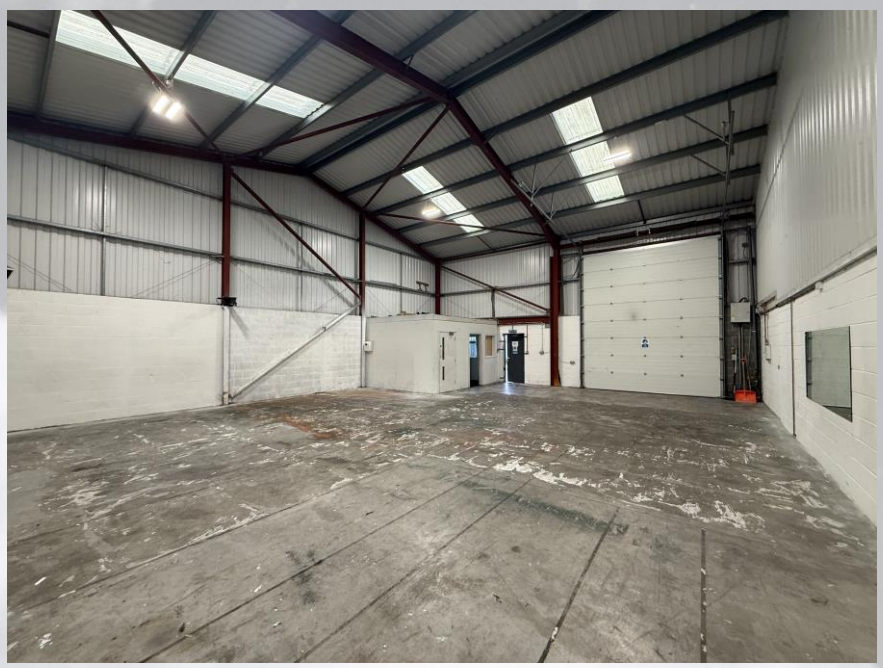
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RICS

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