

TO LET



WAREHOUSE UNIT

2,461.02 M² (26,489 SQ FT)

UNIT F2
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

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 (4.47m wide x 4.89m high). The unit has an eaves height of c5m.

Internally, the accommodation comprises mainly open plan warehousing, with a section of ground and first floor office accommodation including WC/Kitchen facilities. There is also additional mezzanine storage at the rear of the unit above the fire corridor.

ACCOMMODATION

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

	M ²	Ft ²
Warehouse	1,978.04	21,291
Ground Floor Office	118.56	1,276
First Floor Office	247.80	2,667
Mezz above fire corridor	116.62	1,255
Total GIA	2,461.02	26,489

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 **£116,000 per annum**.

EPC

A copy of the EPC is available upon request.

BUSINESS RATES

The property has a Rateable Value of £81,000 and Rates Payable £38,880pa (0.48p/£ - 2026/27).



SERVICE CHARGE/INSURANCE

The service charge and building insurance will be payable charged on an apportioned basis. Current charges allocated to this unit are as follows (2026):

Insurance £14,779.87pa plus VAT
Service charge £8,643.86 plus VAT

VAT

VAT is applicable.

VIEWING

By appointment with the joint agents:-

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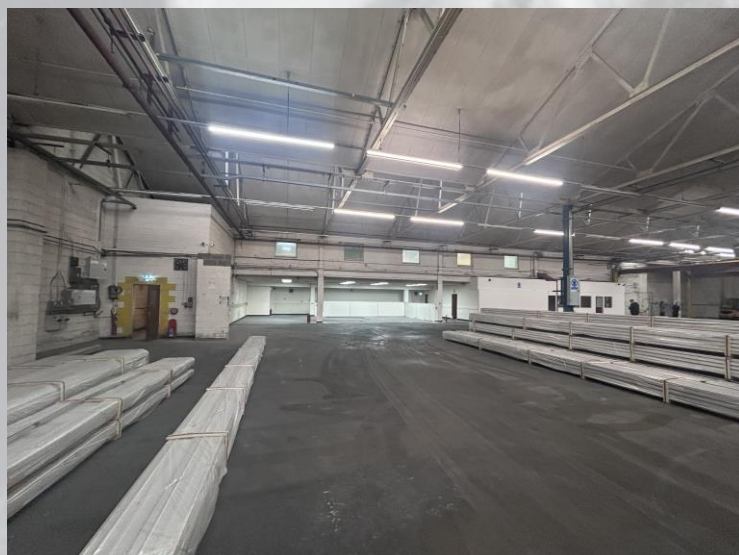
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