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commercial property consultants

TO LET



WAREHOUSE UNIT
2,344.24 M² (25,234 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

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Suite 3.2, 3rd Floor
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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 (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:

	M²	Ft²
Warehouse	1,978.04	21,291
Ground Floor Office	118.56	1,276
First Floor Office	247.80	2,667
Total GIA	**2,344.24**	**25,234**
Mezz above fire corridor	116.62	1,255

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

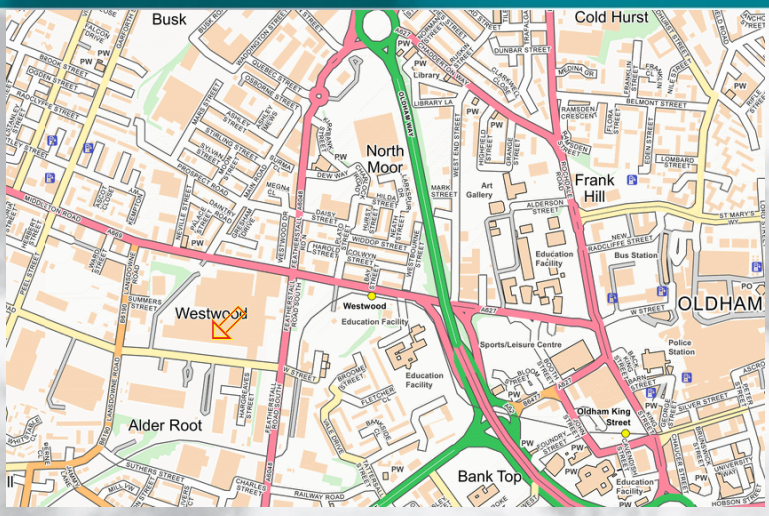
A copy of the EPC is available upon request.

BUSINESS RATES

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

VAT

VAT is applicable.



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

VIEWING

By appointment with the joint agents:-

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MCR PROPERTY GROUP

Date of Preparation Oct 2026

RICS

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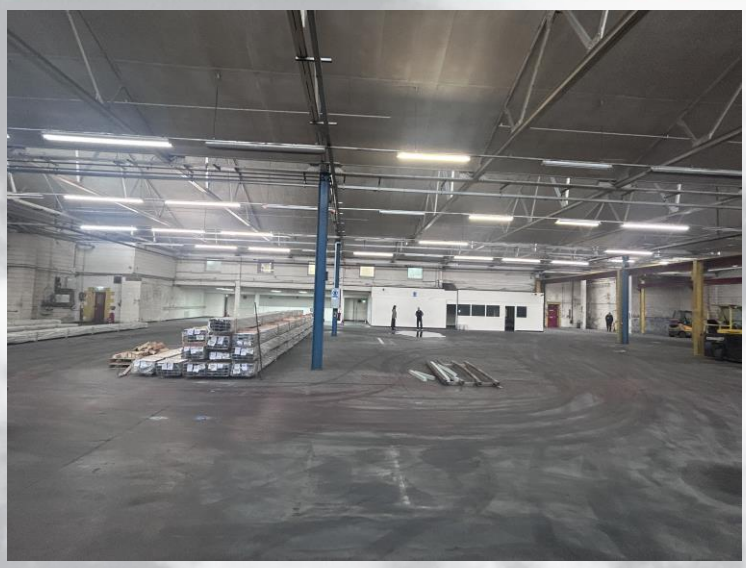



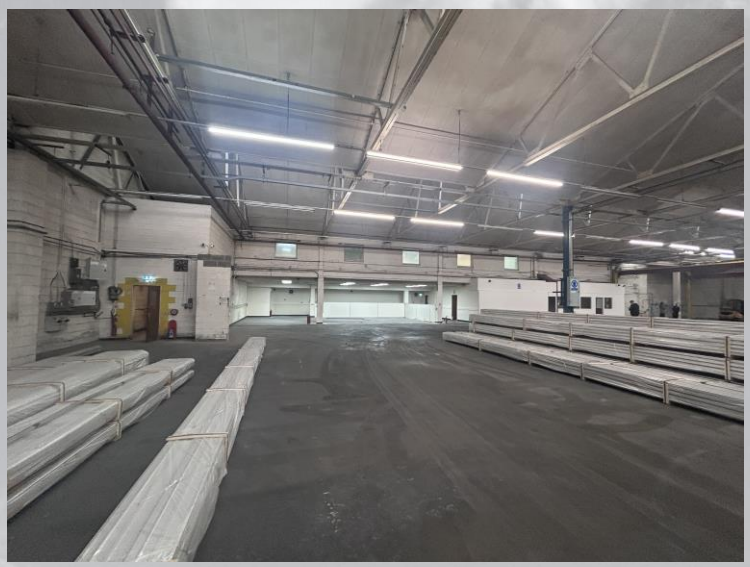





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