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ID 100-088

## TO LET

MODERN SINGLE STOREY TRADE COUNTER  
WAREHOUSE / INDUSTRIAL UNIT

**3,838 SQ. FT / 357 SQ. M**

 UNIT 1, WESTWOOD BUSINESS CENTRE FEATHERSALL  
ROAD SOUTH, OLDHAM, OL9 6HN

## PROPERTY LOCATION

The unit forms part of the established Westwood Business Centre at Featherstall Road in the Westwood area of Oldham and close to Manchester Street (A62) and Chadderton Way (A627) which provides ready access to the A627M less than 3 mins driving distance

The area is very well established with industrial, commercial, and retail operators and is well served with two nearby Metrolink stations at Westwood and Freehold

Please refer to attached Location Map



**UNIT 1 WESTWOOD  
BUSINESS CENTRE**

**OLDHAM WAY**

**FEATHERSTALL  
ROAD SOUTH**

**MANCHESTER STREET**

mark@mwproperty.co.uk  
07769 970 244





- Very well located close to Manchester Road and Chadderton Way
- A627M less than 3 mins drive
- Close to Oldham town centre and Metrolink Stations
- Very rare industrial purchase opportunity in the town

Unit 1 is a modern single storey trade counter warehouse/industrial unit of steel portal frame construction with fully clad external elevations and concrete block inner leaf, a solid concrete floor, pitched and lined roof incorporating translucent panels and providing an eaves height of 15ft.



Access into the warehouse is at the front through an electrically operated roller shutter door (11ft 6ins high by 9ft 10ins width). Also at the front is a dedicated trade counter and showroom area with offices and staff welfare facilities to the rear. Above this area is handy mezzanine storage which is accessible from within the warehouse.

Externally at the front is staff and customer parking.

Further particulars on application.

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## SERVICES

We understand that all main services are available including gas, electricity, water and drainage connections. Heating is via gas fired overhead ambient units in the warehouse and electric storage heaters in the trade counters/showroom and office areas. Lighting in the warehouse is a mix of fluorescent tubes and sodium units and there is spot lighting in the trade counter/showroom and office areas. The unit also has an intruder alarm.

## RATES

Full details on application.

## LEASE TERMS

New lease available at £30,000 per annum, further details on application.

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

## FLOOR AREA

Unit 1 extends to a gross internal floor area of some 3,838 sq ft which is made up as follows:

Warehouse	2,636 sq. ft	245 sq. m
Showroom	601 sq. ft	56 sq. m
Offices	601 sq. ft	56 sq. m
TOTAL	3,838 sq. ft	357 sq. m

The mezzanine of 1,202 sq ft (112 sq m) is located above the trade counter/showroom and offices

### VIEWING:

By prior appointment with the Sole Agents:

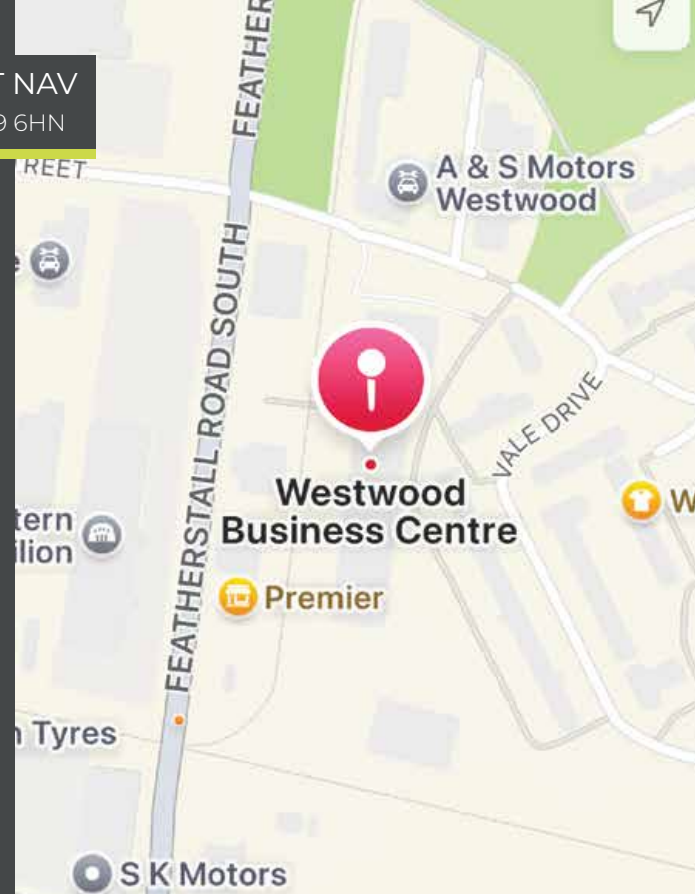
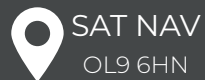
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