

TO LET



MODERN WAREHOUSE UNIT

170.81 M² (1,839 SQ FT)

UNIT 4
GLADSTONE BUSINESS PARK
GLADSTONE STREET
OLDHAM
OL4 1AX

- Eaves height of c 5.4m front and 7.6m to rear
- Junction 2 of M60 approx 3 miles south west
- Oldham Town Centre approx. 1 mile west
- **Available July/August 2026 (possibly sooner)**

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 section of office, kitchen, WC's facilities with mezz storage above. The unit has electric roller shutter loading door access. Eaves to front 5.4m, to rear 7.6m and to apex 8.8m. The unit has a gas hot air blower and LED lighting.

ACCOMMODATION

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

Ground Floor Warehouse and Offices	170.81m ²	(1,839 sq ft)
Plus Mezz Storage	50.70m ²	(546 sq ft)

LEASE

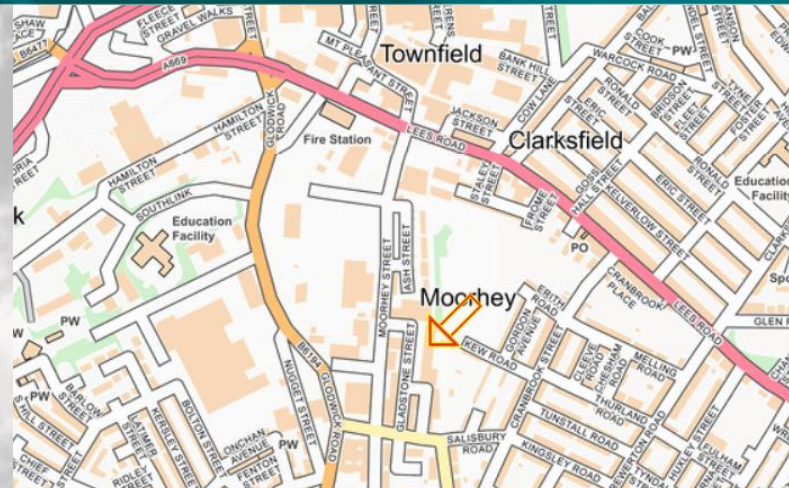
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£20,500 per annum**.

BUSINESS RATES

The current rateable value is £8,200. From 1st April 2026 the rateable value will be £9,400. The unit will qualify for small business rates exemption. Further enquiries should be made direct with the local authority.

SERVICE CHARGE/BUILDING INSURANCE

The incoming 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 sole agents:-

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Date of Preparation: February 2026

