

# INCLUDING WAREHOUSE & OFFICES

• ON SITE SECURITY • BUSINESS PARK LOCATION • J21 M60 WITHIN 1 MILE

UNDER REFURBISHMENT



[www.ipif.com/brookside](http://www.ipif.com/brookside)

OLDHAM



Indicative images

INDUSTRIAL / WAREHOUSE UNIT

**TO LET**

**UNIT F1 & F2**  
**3,306 sq ft**  
**(307 sq m)**

**IPIF**

**BROOKSIDE BUSINESS PARK**  
**GREENGATE, OLDHAM, M24 1GS**



## LOCATION

Brookside Business Park fronts Greengate (B6393) which is situated approximately 3 miles South West of Oldham Town Centre and 7 miles North East of Manchester City Centre. Junction 21 of the M60 Motorway is within 1 mile of the Business Park.

## DESCRIPTION

Brookside Business Park comprises 27 industrial warehouse units in a variety of sizes. Each unit provides industrial/ warehouse accommodation of steel frame construction with full height profile metal steel clad elevations. The units benefit from level access automatic loading doors which in turn lead to external concrete loading areas with canopies.

## SPECIFICATION

- Circa 6m eaves height
- Individual loading bay
- Ground & first floor office accommodation
- Allocated car parking
- Personnel entrance
- Three phase power
- WC facilities

**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord



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## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

Unit	Sq ft	Sq m
<b>F1 &amp; F2 Warehouse</b>	1,910	177
<b>F1 &amp; F2 Office</b>	1,397	130
<b>F1 &amp; F2 Total</b>	3,306	307

## LEASE TERMS

The units are available on new full repairing and insuring lease.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## BUSINESS RATES

Available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

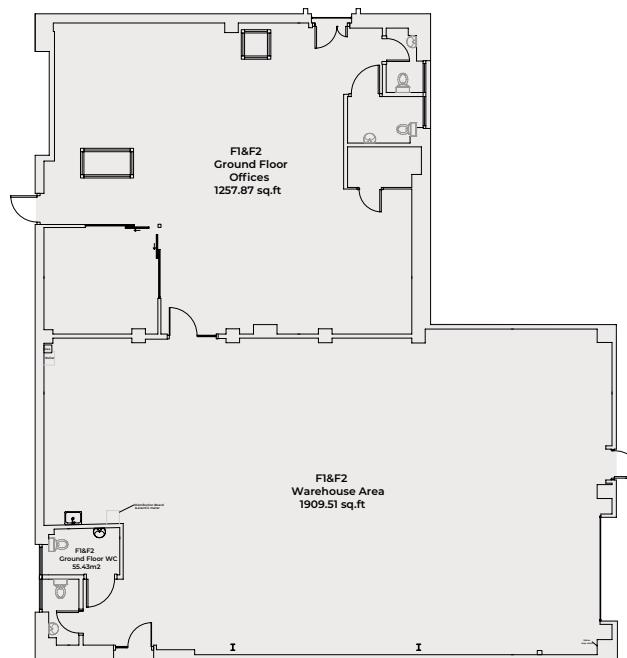
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

TBC

## UNIT F1 & F2

### FLOORPLAN



Current layout, subject to change following refurbishment.

