

MBRE

WAREHOUSE TO LET (MAY SELL)



Unit D2

Meadowbank Bus. Park
Tweedle Way
Oldham, OL9 8EH

**7,615
SQ.FT**



- Modern semi-detached warehouse premises
- High quality internal two storey offices
- Staff/customer toilets and welfare facilities
- Eaves Height: 21'4" / Ridge Height: 27'5"
- Electronic roller shutter main bay door
- External yard for loading/parking for 9 cars
- Located close to J21 & J22 of the M60
- New Lease / No premium / Terms TBA

Location

The property is located on Tweedle Way and forms part of Meadowbank Business Park at the border of Hollinwood and Chadderton Oldham. The property is a short drive to J21 & J22 of the M60.

- Oldham: 3 miles.
- M60: 1 mile.
- Manchester: 6.5 miles.



Description/Accommodation

The property provides semi-detached distribution warehouse accommodation of steel portal frame construction with the benefit of high quality integral offices and a secure yard for loading with 9 car parking spaces.

Ground floor: 6,545 Sq.ft overall comprising:-

Reception: 210 Sq.ft - 16'3" x 1'10".

Corridors: 128 Sq.ft overall.

Disabled w.c: 45 Sq.ft - 6'2" x 7'3".

Front office: 307 Sq.ft - 21'3" x 14'4".

Office foyer to bay: 19 Sq.ft - 3'11" x 4'9".

Office: 315 Sq.ft - 15'4" x 20'4".

Prep area: 158 Sq.ft overall.

Ladies toilet: 97 Sq.ft - 6'8" x 14'0".

Gents toilet: 90 Sq.ft - 6'8" x 13'0".

Kitchen: 212 Sq.ft overall plus store 17 Sq.ft.

Warehouse: 4,788 Sq.ft overall - Max width 54'6"/Max depth 119'8".

First floor: 1,070 Sq.ft overall comprising:-

Landing: 34 Sq.ft - 4'2" x 8'2".

Store cupboard: 14 Sq.ft - 3'7" x 4'2".

Main office: 1,022 Sq.ft overall.

Rateable Value

Rateable value: £47,250.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with OMBC - 0161 770 6611.

Terms/Tenure

Available on a new FRI Lease for a minimum 5 year term.

Tenure: Freehold - Title number: TBC.

Rent/Price

£80,000 per annum exclusive.

£1,000,000 Subject to Contract.

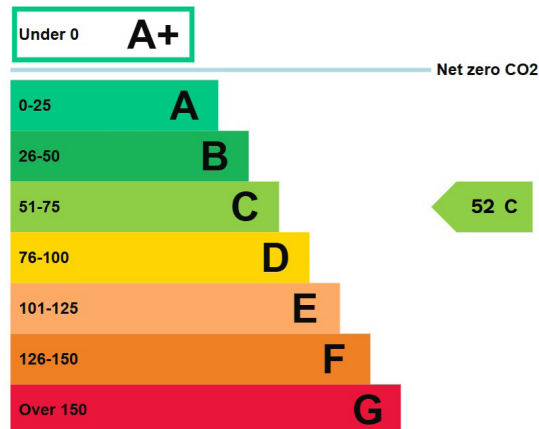
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. NOVEMBER 2025.