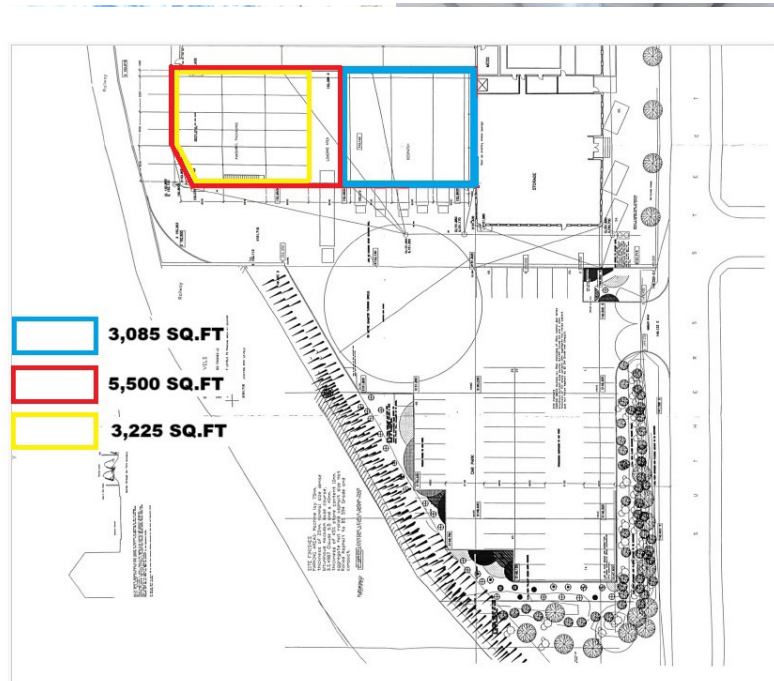




Unit 4

Suthers Street
Werneth
Oldham, OL9 7TE

3,085 SQ.FT**up to****11,810 SQ.FT**

- 8,585 Sq.ft Warehouse with 3,225 Sq.ft Mezz
- External loading and parking for 23 vehicles
- Warehouse bay ridge height: 29"/Eaves: 26"
- Total of six loading doors for Artic/vans
- Full site articulated lorry accessibility
- Can split into 3,085 Sq.ft & 8,725 Sq.ft
- Distribution/fulfilment/MOT bay acceptable
- Located a short drive to J22 M60 Motorway

Location

The property is located fronting Suthers Street, Oldham a short drive from the A62 Manchester Street, Oldham Way and Junction 22 of the M60 Motorway.

- Stockport: 12 miles.
- Manchester: 8 miles
- Oldham: 1.6 miles.
- M60: 1.5 miles.



Description/Accommodation

The property occupies part of a single and two storey industrial estate with articulated lorry entry and exit points and with access to on site loading an parking for 23 vehicles plus visitor parking.

Unit 4 Suthers Street single storey industrial warehouse 11,810 Sq.ft overall comprising:-

Warehouse: 8,585 Sq.ft - 57'9" x 148'7", Mezzanine: 3,225 Sq.ft - 52'10" x 61'0" including goods lift.

Providing 5 no. loading doors: 9'0 width x 10'8" height plus large door: 13'1" width x 14'9" height.

Goods lift to Mezz: 1,000 Kgs limit, door: 6'6" width x 6'6" height. GF-Ridge: 29', Eaves: 26'8", under mezz: 13'.

The property can be sub-divided to provide one unit unit with access to 5 roller shutter loading doors and providing 3,085 Sq.ft and one unit with access to the main large access loading door and providing 5,500 Sq.ft ground floor warehouse spaces and 3,225 Sq.ft additional mezzanine storage accommodation.

Rateable Value

Rateable value: £TBC - Whole site RV to be split.
Small Business Rates Multiplier 2024/25: 49.9p.

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

Terms

The property is available on a new effective full repairing & insuring Sub-Lease for a minimum 5 year term.

Rent/VAT

Whole unit: £70,000 per annum exclusive plus VAT.

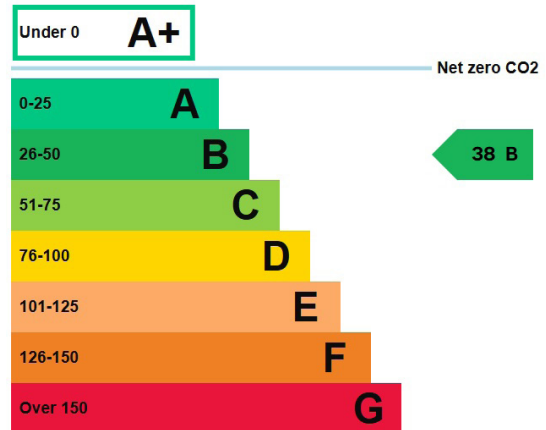
3,085 Sq.ft: £30,000 per annum exclusive plus VAT.

8,725 Sq.ft: £65,000 per annum exclusive plus VAT.

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 electricity, water and drainage. Electricity to be sub-metered by Landlord.

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. AUGUST 2025.