

# Unit 4

Gladstone Business Park, Oldham, OL4 1AX

**BC** REAL  
ESTATE



## TO LET

1,839 SQ FT  
(170.85 SQ M)

A modern warehouse unit

- 5.4metre eaves
- 8.8metres to the apex
- an electric level access loading door
- LED lighting
- offices, kitchen, WCS

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# Unit 4

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## Summary

Available Size	1,839 sq ft / 170.85 sq m
EPC	Upon enquiry

## 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.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,839	170.85	Available
<b>Total</b>	<b>1,839</b>	<b>170.85</b>	

## Viewings & Further information



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