

INCLUDING GROUND & FIRST FLOOR OFFICES

OLDHAM

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

FULLY REFURBISHED UNITS
AVAILABLE FOR IMMEDIATE OCCUPATION



www.ipif.com/brookside



INDUSTRIAL / WAREHOUSE UNITS

TO LET

UNITS C1, 2, 4, 5 & 8

2,745 – 6,695 sq ft
(255 - 622 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.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

Unit	Sq ft	Sq m
C1	3,380	314
C2	UNDER OFFER	
C4	3,832	356
C5	2,745	255
C4 & C5 combined	6,577	611
C8	3,629	337

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.

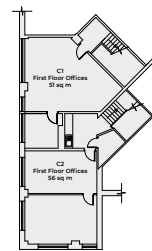
ENERGY

PERFORMANCE RATING

Full EPC Ratings are available upon request.

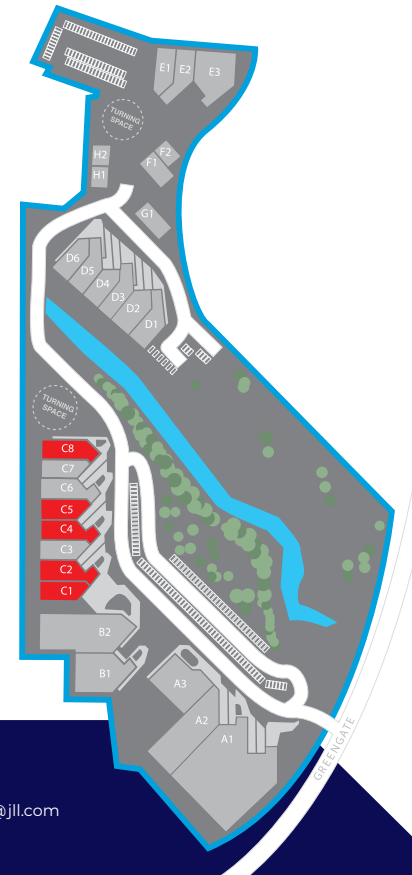
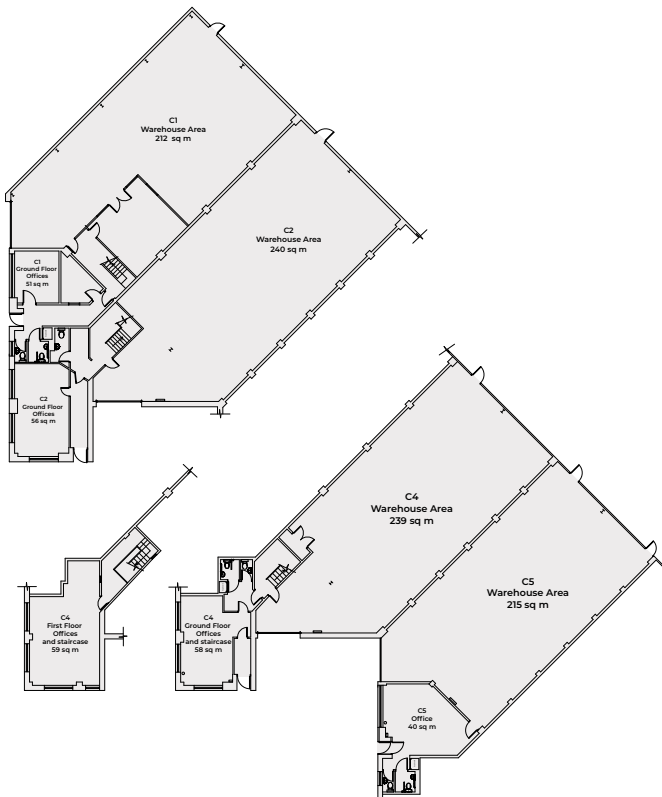
UNIT C1 & C2

FLOORPLAN



UNIT C4 & C5

FLOORPLAN



On behalf of the Landlord



Liz Dunsmore
liz.dunsmore@ipif.co.uk



Jonathan Williams
jonathan.williams@savills.com
07870 183 405

Emily Crawford
emily.crawford@savills.com
07816 184 094



Ruth Leighton
ruth.leighton@jll.com
07716 077 324

Megan Kavanagh
megan.kavanagh@jll.com
07927 674 573