

INCLUDING GROUND & FIRST FLOOR OFFICES

OLDHAM

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

FULL REFURBISHMENTS WILL BE COMPLETE DECEMBER 2024



www.ipif.com/brookside



Indicative image of refurbished unit



Indicative image of refurbished unit

INDUSTRIAL / WAREHOUSE UNITS

TO LET

UNITS C1, 2, 4 & 5

3,380 sq ft – 7,169 sq ft
(314 - 666 sq m)



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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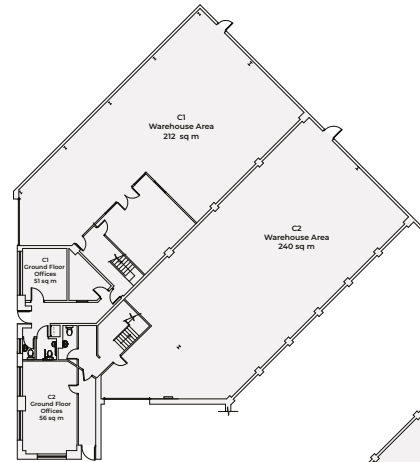
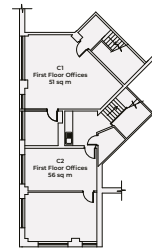
ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

Unit	Sq ft	Sq m
C1	3,380	314
C2	3,789	352
C1 & C2 combined	7,169	666
C4	3,832	356
C5	2,745	255
C4 & C5 combined	6,577	611

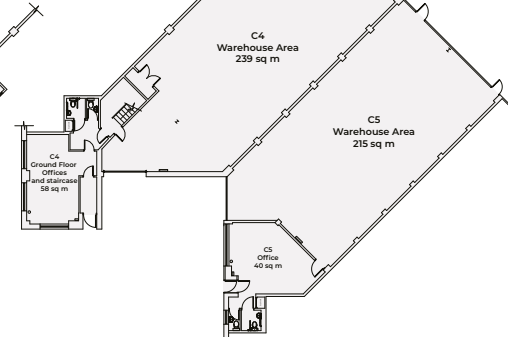
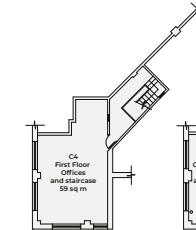
UNIT C1 & C2

FLOORPLAN



UNIT C4 & C5

FLOORPLAN



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.

