

# Whitegate Business Park Oldham

Available to Let  
Warehouse/light industrial unit  
2,015 - 4,022 sq ft (188 - 373 sq m)

-  Manchester City Centre – 6 miles
-  Roller shutter door
-  Gas and three phase electricity
-  On site parking
-  Two storey offices
-  Close to MetroLink Stop

# Whitegate Business Park

Whitegate Business Park, Jardine Way, Chadderton, Oldham OL9 9JT



## Description

The property comprises a two storey hybrid workshop premises of steel portal frame construction with full cover first floor office. The main workshop has a height of 3.9m with a large roller shutter door (3.25m high). Gas and a three phase electric supply is available. There are WC facilities and storage located to the rear.

The office benefits from gas fired central heating, suspended ceiling with recessed lighting, perimeter trunking, intercom and WC facilities. The estate is fully fenced and gated.

## Location

The property forms part of the well established Whitegate Business Park off A663 Broadway. The property has excellent access to the motorway network via J21 of the M60 orbital, which services Greater Manchester and provides access to the wider national motorway network.

Property owned by **Mileway**

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## EPC

EPC available upon request.

## Terms

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

## Viewing / Further Information

Please contact:

**Barton Kendal**  
**Marc Wright**  
01706 353 794

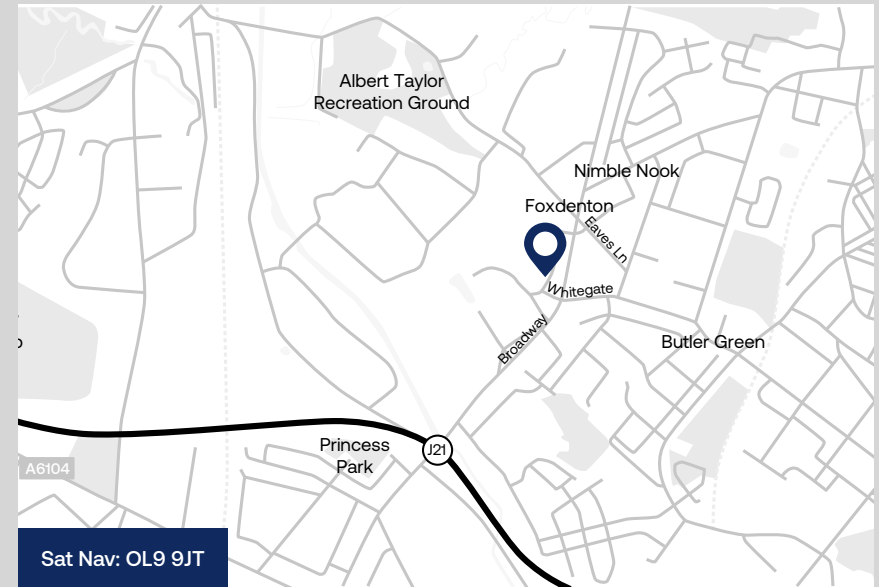
## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**BCRE**  
**John Barton**  
0161 636 9202



Sat Nav: OL9 9JT



## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Units 1&2	4,022	373
Unit 5	2,870	267
Unit 7	2,015	188

**Mileway**