

TO LET



**Unit 5, Westwood Business Centre, Featherstall Road South,
Oldham OL9 6HN**

WORKSHOP WITH OFFICES

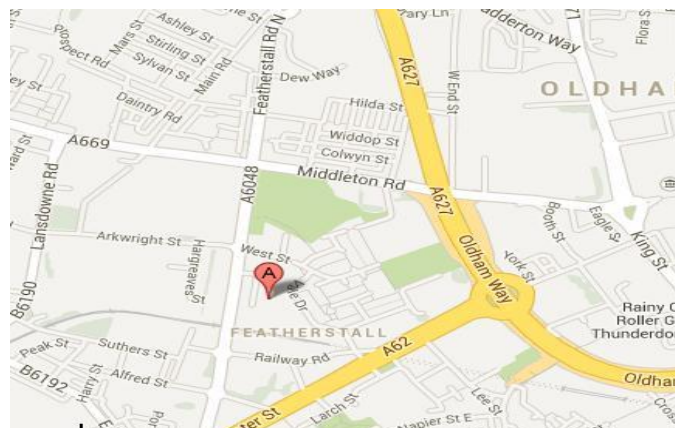
2,564sq.ft

Reception Area

Security Alarm

TO LET: £12,000 Per Annum, Exclusive of Rates

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DESCRIPTION

The premises comprise a single storey workshop with office suite extending to approximately 2,564sq.ft. Internally comprising of a good sized workshop with heating and roller shutters. Office suite with kitchen, W.C facilities and a reception area. Loading/ parking provision is also provided to the front of the premises.

LOCATION

The premises is located within Westwood Business Centre off Featherstall Road South, near Oldham centre. The M60 orbital Motorway link is within five minutes travelling distance.

GROUND FLOOR

Unit 5 (2,564sq.ft)

- Security Alarm
- Reception Area with electric heating
- Workshop with Heating
- Ladies & Gents W.C Facility
- Kitchen/Canteen Facility
- Office with electric heating

MEASUREMENTS

The sizes and dimensions quoted are in accordance with the RICS code of measuring practice and are accurate to within 5%. The overall sizes quoted are gross internal floor areas unless otherwise stated.

TERMS

The premises are available on a full repairing and insuring basis for a term to be agreed with the landlord.

RATES

For verification purposes, prospective tenants are advised to make their own enquiries to Oldham MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

EPC RATING: E

LOCAL AUTHORITY

Oldham Metropolitan Borough Council. Tel No: 0161 770 3000.

VAT

We are unaware that VAT is payable on a letting but solicitors should confirm this.

SERVICES

All mains services are available, although no checks have been made.

VIEWING ARRANGEMENTS

Strictly by appointment please with the sole agents, Ryder & Dutton, Commercial Department. Tel No: 0161 925 3232.

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