



NEWTON BUSINESS PARK

**Multiple Storage/
Storage Units
Available**

Talbot Road, Oldham
SK14 4UQ

To Let From:
£3,500 Per
Annum

whozoo.
Commercial Property, Expertly Done



NEWTON
BUSINESS
PARK

Executive Summary



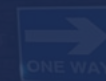
PROPERTY TYPE

Light Industrial
Storage



SIZE

500 - 15,701 sqft



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Newton for Hyde
(0.7 miles)



NEWTON BUSINESS PARK

About Newton Business Park

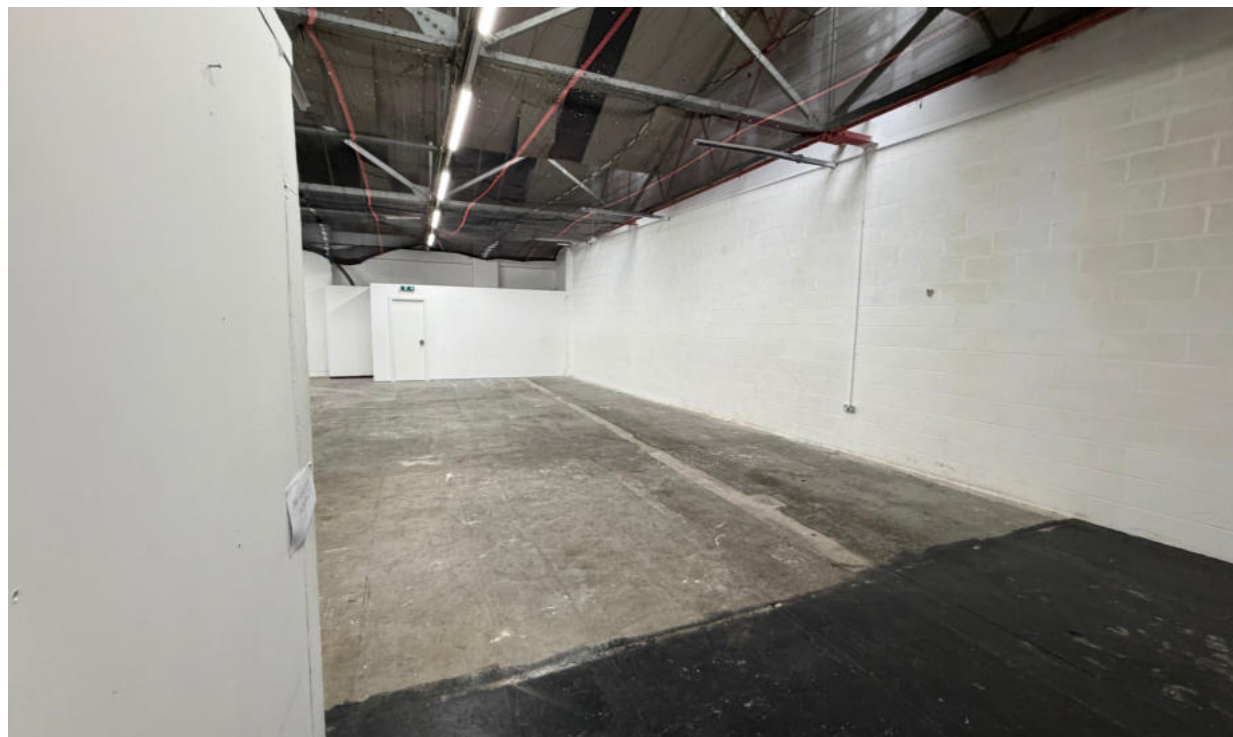
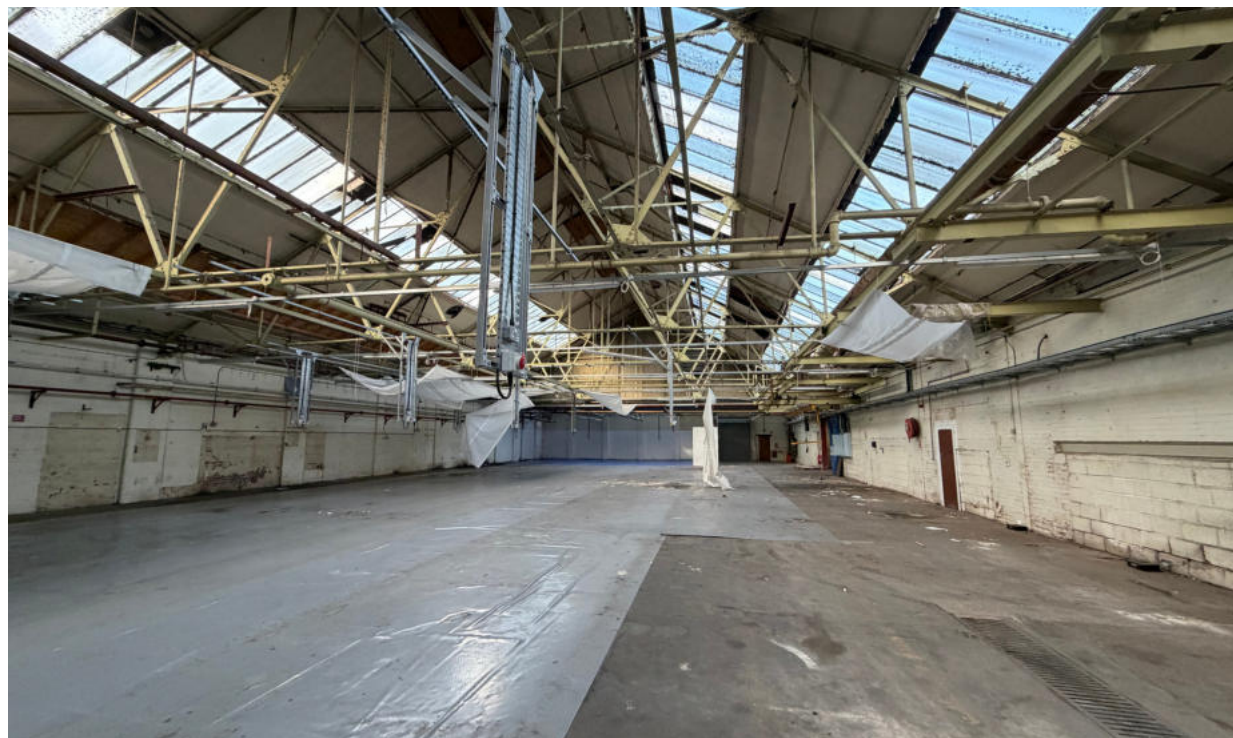
These versatile units are now available for immediate occupation. Designed to accommodate either storage or light industrial use, the properties offer a practical, open-plan environment that can be adapted to suit specific business requirements.

Key Features:

- Access: Some units having direct ramp access for facilitating efficient loading and unloading operations.
- Flexibility: An adaptable internal layout suitable for a variety of commercial uses.
- Security: Located within secure premises for peace of mind.
- Accessibility: Excellent vehicle access, ensuring smooth logistics and transport links.

Lease Terms

The landlord can offer competitive rental rates and flexible lease terms to support your business growth.





Location

The immediate surroundings combine light industrial and commercial estates with nearby community facilities and housing, reflecting the mix of uses typical of this part of the town. The area benefits from **strong road links, with the M67 and M60 orbital motorway both within easy reach**, making it well connected for vehicles heading towards Manchester, Stockport and the wider North West.





Accommodation **Schedule**

UNIT	SIZE (SQM)	SIZE (SQFT)	PRICE PER ANNUM	AVAILABILITY
A2C	436	4,690	£28,140	Available
B6B	1,458	15,701	£78,500	Available
B6CR	615	6,622	£33,110	Available
B6CL	242	2,614	£15,684	Available Soon
B8	747	8,049	£40,245	Available
B9D	149	1,613	£11,291	Available
G3	1,390	14,962	£74,810	Available
H8C	46.5	500	£3,500	Available



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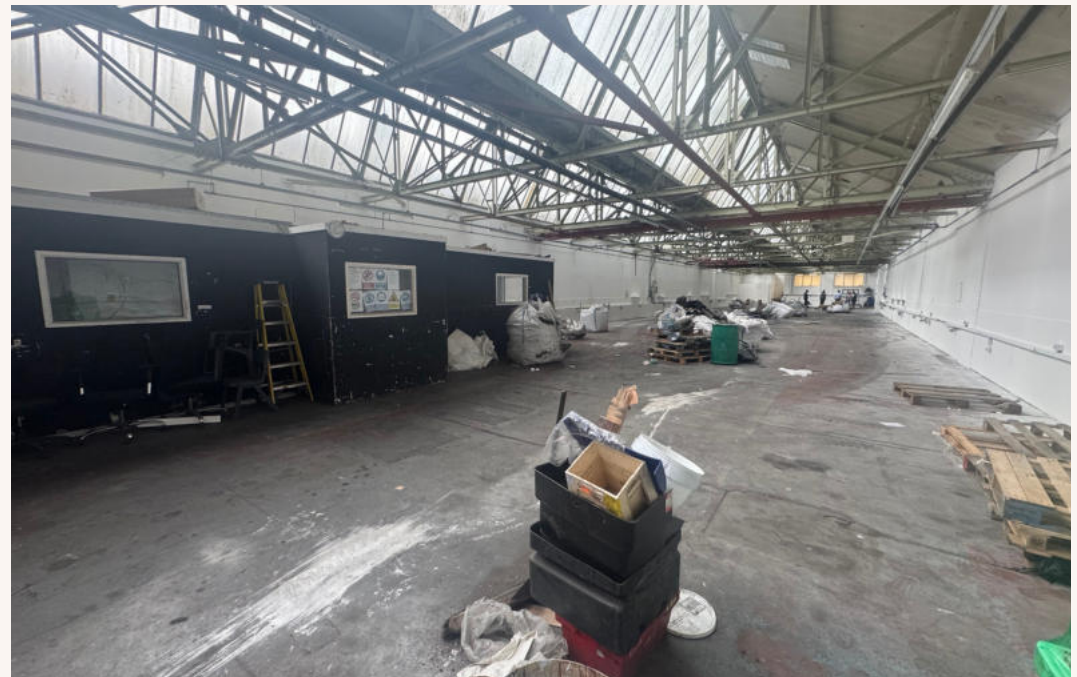
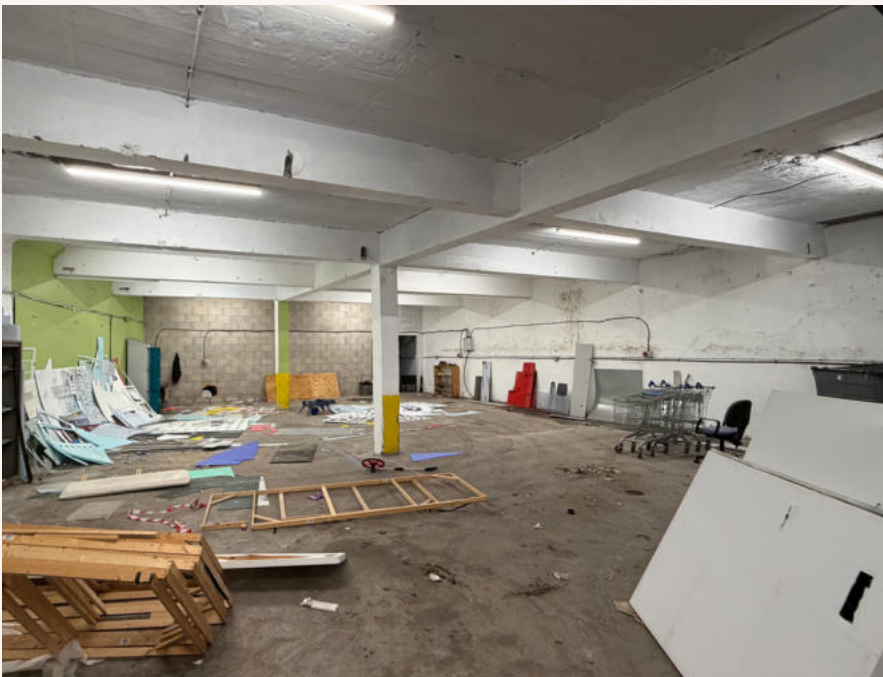


A2C

Size:
4,690 sqft
**Rateable
Value:**
£11,750
To Let:
£28,140
Per Annum

B8

Size:
8,049 sqft
**Rateable
Value:**
£25,000
To Let:
£40,245
Per Annum





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B6B

Size:
15,701 sqft
**Rateable
Value:**
£47,000
To Let:
£78,500
Per Annum

B6CR

Size:
6,622 sqft
**Rateable
Value:**
£25,000
To Let:
£33,110
Per Annum





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**UNIT AVAILABLE
SOON**

B6CL

Size:
2,614 sqft
**Rateable
Value:**
£6,300
To Let:
£15,684
Per Annum

B9D

Size:
1,613 sqft
**Rateable
Value:**
TBC
To Let:
£11,291
Per Annum



**UNIT AVAILABLE
SOON**





NEWTON
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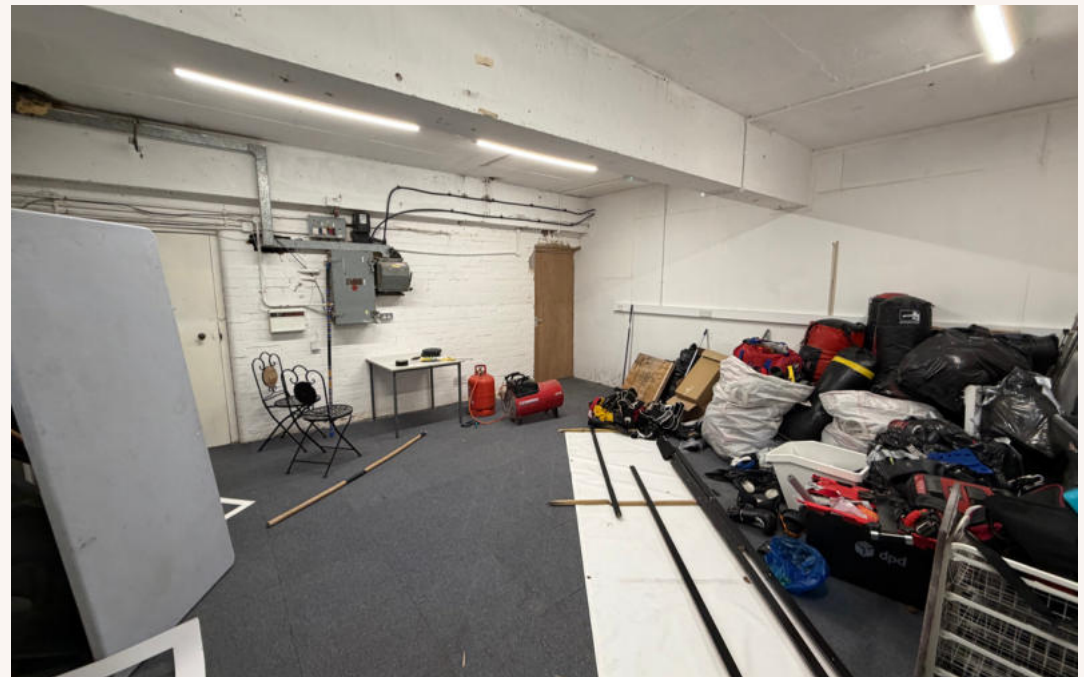


G3

Size:
14,962 sqft
**Rateable
Value:**
£44,750
To Let:
£74,810
Per Annum

H8C

Size:
500 sqft
**Rateable
Value:**
£1,225
To Let:
£3,500
Per Annum



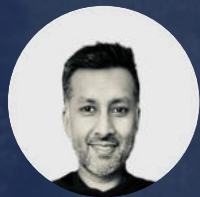
Further Information:

ADDITIONAL INFO:

For detailed information on individual units, including VAT, availability and rental prices, please consult the property consultants listed below. The agents can also advise on service charges, insurance and water costs.

VIEWINGS:

Viewings are by appointment only.



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