



INDURENT

HOLLINWOOD JUNCTION

OLDHAM OL8 3QP
///VIVID.ASPECT.CLUB

13 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM
4,838 SQ FT - 42,350 SQ FT
(449 SQ M - 3,934 SQ M)

Available from Summer 2026.



Close proximity to Oldham
and Greater Manchester.

Targeting BREEAM
'Excellent' rating.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Hollinwood Junction will comprise 13 premium quality Industrial/warehouse units ranging in size from 4,838 sq ft to 42,350 sq ft (449 sq m to 3,934 sq m), strategically located just off junction 22 of the M60 in Oldham, Greater Manchester.

An ideal location close to Oldham & Greater Manchester.

Hollinwood Junction is a key access point to Oldham town centre, with direct links to the M60 and Greater Manchester. Its prime location offers unbeatable visibility and connectivity.

Already home to Eurogarages, Costa Drive-Thru, and soon a new Lidl, the site benefits from over 117,000 passing vehicles daily and is just minutes from the Metrolink. Perfect for businesses seeking high footfall, easy access, and modern amenities.



Warehousing that Works.



Internal height ranging from 8.5m - 10m.



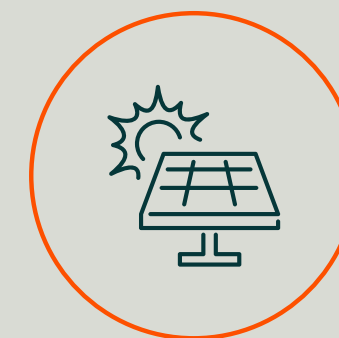
With an EPC A rating, customers can lower their energy bills with net zero carbon capabilities.



High quality energy efficient LED lighting.



15% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.

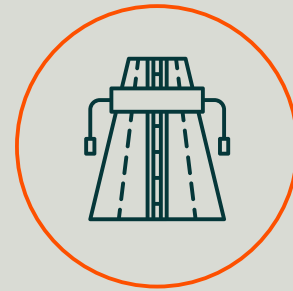


15% PV panels included as standard.



Targeting BREEAM Excellent rating places these units in the top 10% of warehouses in the UK for sustainability.

Why choose Hollinwood Junction?



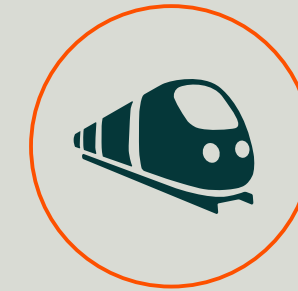
Located near the M60. With easy access via J22.



9 minutes to Oldham and 17 minutes to Manchester.



Strategically positioned in a high visibility area with excellent connectivity.



Near the Hollinwood tram stop on the Manchester Metrolink.



Warehousing that Works.

Aerial plan.



M60 SOUTH

UNITS 2D, 2E & 2F

UNITS 2A, 2B & 2C

UNIT 3A

UNIT 3B

UNIT 3C

UNIT 3D

UNIT 4

UNIT 5

UNIT 1

M60 NORTH

LIDL

COSTA

BIZSPACE

J22



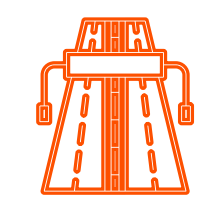
HOLLINWOOD
METROLINK

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Warehousing that Works.

You're well-connected.



MAJOR ROADS

M60 Junction 22 0.6 miles
M66 Junction 4 6.3 miles



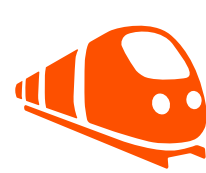
CITIES/MAJOR TOWNS

Oldham 2.5 miles
Manchester 5.6 miles
Stockport 10 miles



AIRPORTS

Manchester Airport 16.7 miles
Liverpool John Lennon Airport 40.1 miles
Leeds-Bradford Airport 45.3 miles



METRO LINKS

Oldham Central 10 mins
Manchester Victoria 15 mins
Rochdale Town Centre 34 mins

Tram

Drive times

Within 30 min labour pool

Within 1 hour

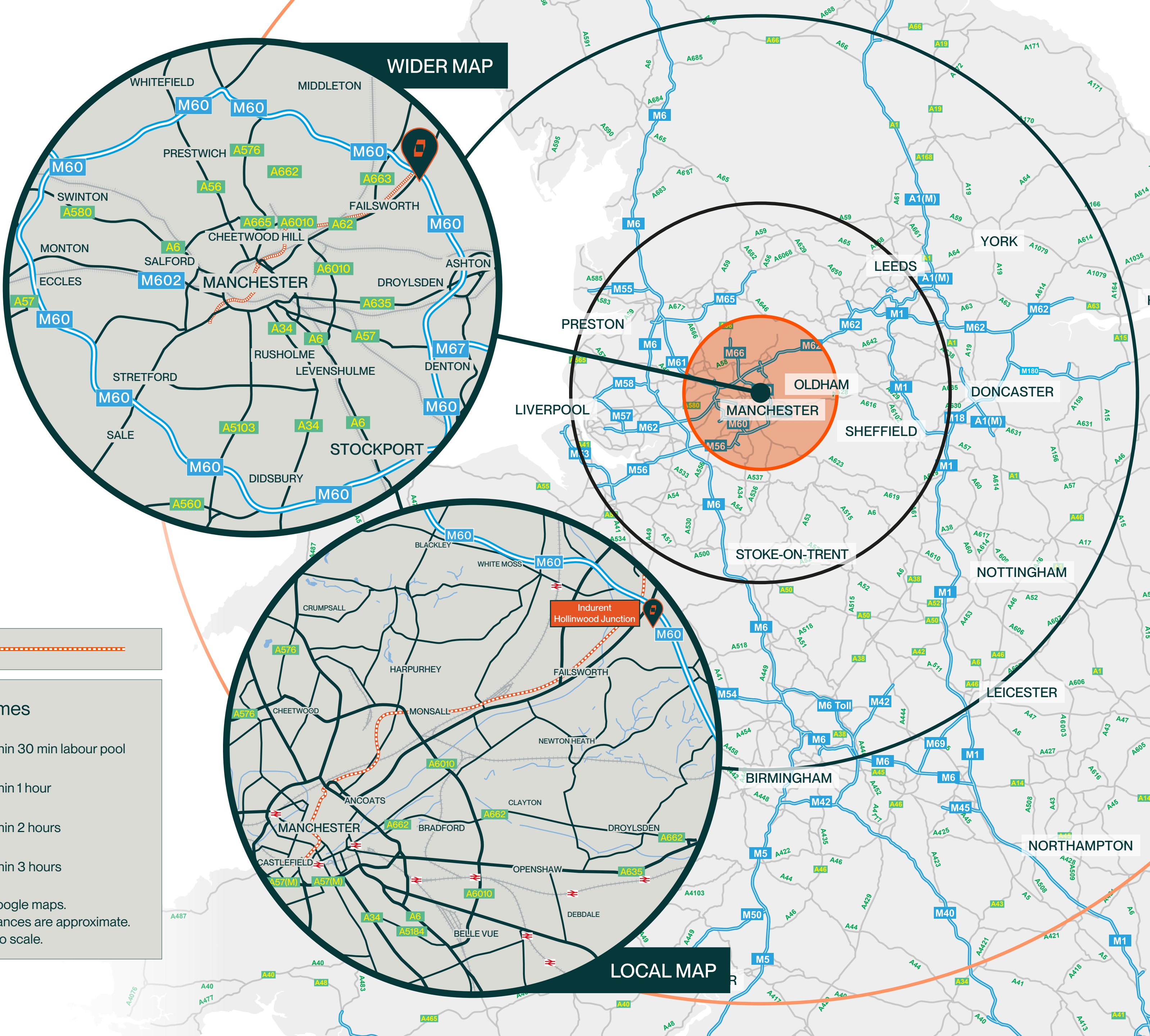
Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.



Schedule of accommodation.

UNIT	SPACE	SQ FT	SQ M
1	WAREHOUSE	13,800	1,282
	FIRST FLOOR OFFICE	1,380	128
TOTAL		15,180	1,410

UNIT	SPACE	SQ FT	SQ M
2A	WAREHOUSE	10,646	989
	FIRST FLOOR OFFICE	1,065	99
TOTAL		11,711	1,088

UNIT	SPACE	SQ FT	SQ M
2B	WAREHOUSE	6,684	621
TOTAL		6,684	621

UNIT	SPACE	SQ FT	SQ M
2C	WAREHOUSE	4,838	449
TOTAL		4,838	449

UNIT	SPACE	SQ FT	SQ M
2D	WAREHOUSE	4,838	449
TOTAL		4,838	449

UNIT	SPACE	SQ FT	SQ M
2F	WAREHOUSE	6,684	621
TOTAL		6,684	621

UNIT	SPACE	SQ FT	SQ M
3A	WAREHOUSE	17,383	1,615
	FIRST FLOOR OFFICE	1,738	161
TOTAL		19,121	1,776

UNIT	SPACE	SQ FT	SQ M
3B	WAREHOUSE	9,554	888
	FIRST FLOOR OFFICE	955	89
TOTAL		10,509	977

UNIT	SPACE	SQ FT	SQ M
3C	WAREHOUSE	13,054	1,213
	FIRST FLOOR OFFICE	1,305	121
TOTAL		14,359	1,334

All floor areas are approximate gross external areas.



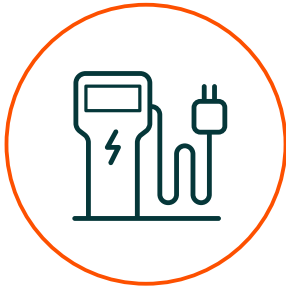
Secure yards



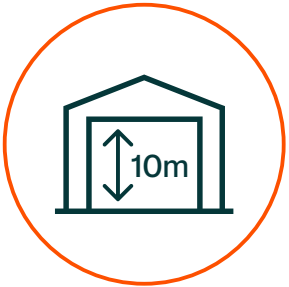
15% roof lights



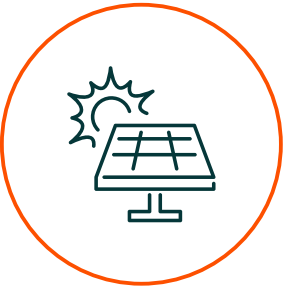
Up to 30m yard depth



20% EV car charging points



8.5m - 10m clear internal height



Solar panels

UNIT	SPACE	SQ FT	SQ M
3D	WAREHOUSE	17,383	1,615
	FIRST FLOOR OFFICE	1,738	161
TOTAL		19,121	1,776

UNIT	SPACE	SQ FT	SQ M
4	WAREHOUSE	38,500	3,577
	FIRST FLOOR OFFICE	3,850	358
TOTAL		42,350	3,935

UNIT	SPACE	SQ FT	SQ M
5	WAREHOUSE	29,500	2,741
	FIRST FLOOR OFFICE	2,950	274
TOTAL		32,450	3,015



Masterplan.





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Warehousing that Works.

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