

TO LET / MAY SELL

19,148 sq ft (1,778.8 sq m)

- Rare purchase opportunity
- Eaves height 7m – 9.7m
- 2 x roller shutter doors
- Over 400 KVA electrical supply
- 2 miles from M62 motorway



Modern Detached Industrial Unit

Smallbridge Business Park – Unit 2

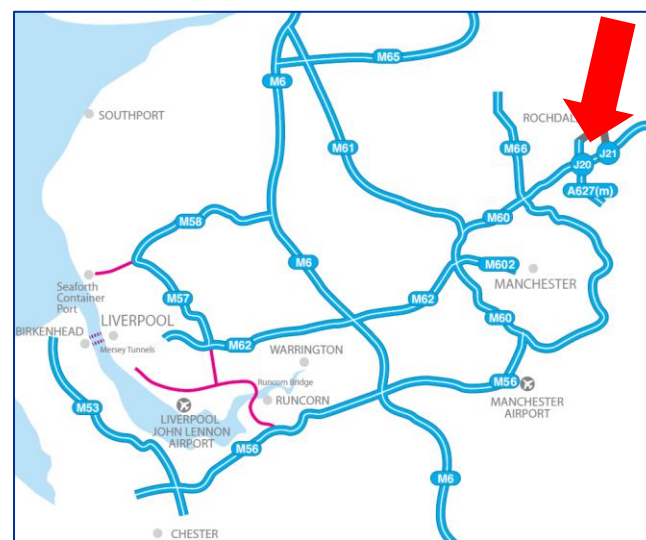
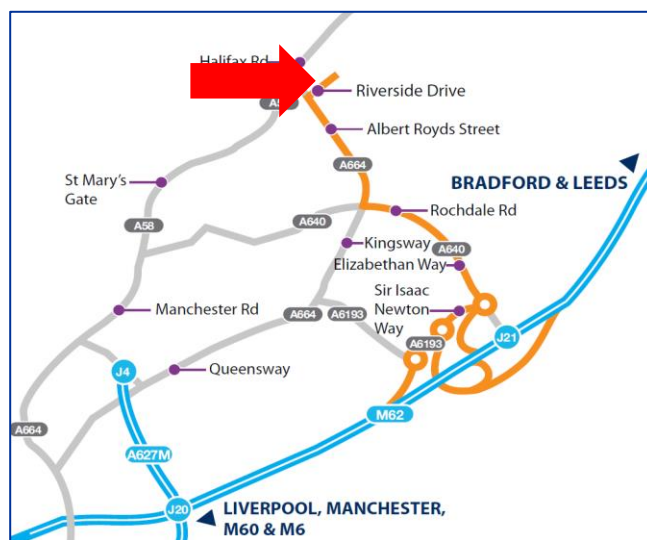
Riverside Drive

Rochdale OL16 2SH

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HARRISON
REAL ESTATE

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Boundary for indicative purposes only

LOCATION

Smallbridge Business Park is situated on Riverside Drive, off Albert Royds Street (A664) which provides direct access to Halifax Road (A58).

Junction 21 of the M62 Motorway is 2 miles away with Rochdale Town Centre being 2.5 miles away.

DESCRIPTION

The property comprises a modern detached industrial / warehouse unit of steel frame construction, brick clad walls and concrete floor offering the following specification:

- Eaves height to the underside of the haunch 7m, rising to 9.7m
- 2 x large roller shutter doors
- Ground floor offices, toilets and a kitchen
- First floor offices

SERVICES

We understand that mains services are available to the property including three phase electricity (over 400 KVA power supply), gas, mains water and drainage.

ACCOMMODATION

The property has the following GIA:

| | Sq ft | Sq m |
|--------------|---------------|----------------|
| Ground Floor | 17,585 | 1,633.6 |
| First Floor | 1,563 | 145.2 |
| Total | 19,148 | 1,778.8 |

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The property is listed in the Rating List as Warehouse and Premises with a current Rateable Value of £61,500.

We advise interested parties to make their own enquiries of the local Rating Department.

PLANNING

The property is located within an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department.

TERMS

The property is available to lease on a full repairing and insuring basis for a number of years to be agreed. Alternatively a sale of the property may be considered.

RENTAL / PRICE

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FURTHER INFORMATION / VIEWING

For further information, or to arrange to view the property, please contact:

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john@daviesharrison.com

Or our joint agents:
 Barton Kendal 01706 353794
 BC Real Estate 0161 636 9202