

TO LET

1,937sq ft (180 sq m)

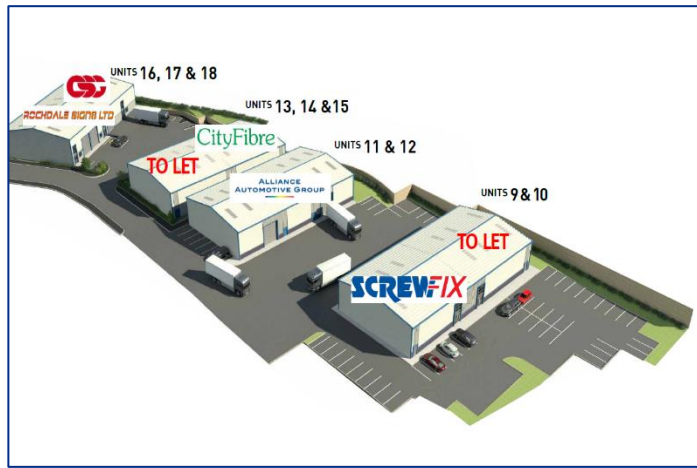
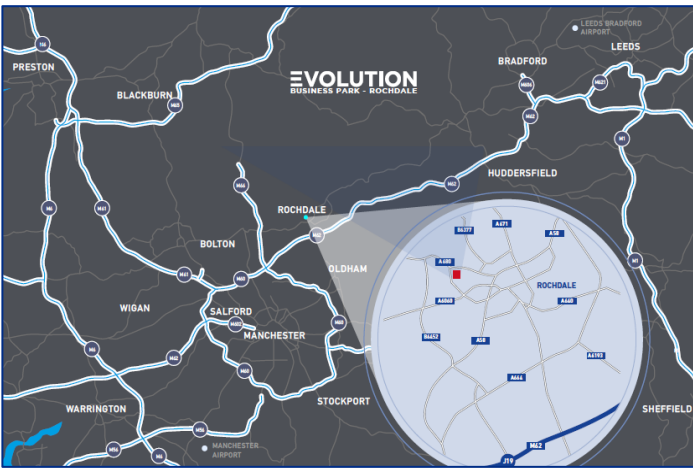
- Large shared yard
- Electric roller shutter door
- Minimum 6m eaves height
- Located 3 miles from M62 Motorway



New Build Industrial / Trade Counter Unit with Offices

Evolution Business Park – Unit 13
Spotland Road
Rochdale
OL12 7BD

dh DAVIES HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com



LOCATION

The property is located within Evolution Business Park, off Spotland Road (A680).

Located within 3 miles of Junction 20 of the M62, the tenants of this new build estate will enjoy easy access to Manchester and Leeds, as well as the wider Northern Powerhouse and the rest of the UK through fast connectivity with the M6, M60, M66 and M1.

Rochdale Town Centre is less than 1 mile away and the property is located 6 miles from Bury Town Centre. Manchester City Centre is just 30 minutes away, while Leeds City Centre is just a 45 minute drive.

DESCRIPTION

Evolution Business Park is a new development of 10 commercial units completed in 2021.

Unit 13 comprises a single storey end-terrace unit with high quality office accommodation providing the following specification:

SPECIFICATION

- Open plan warehouse accommodation
- Office and meeting room with air conditioning
- Kitchen
- WC facilities
- LED lighting
- Roller shutter door
- Internal security shutters
- CCTV
- Alarm
- Intercom
- Large shared loading yard

ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Unit 13	1,937	180

EPC

The property has an energy performance rating of 'C'. A copy of the Energy Performance Certificate is available on request.

SERVICES

We understand that all mains services are connected to the property including mains drainage.

RATEABLE VALUE

The property is listed as "Warehouse and Premises" with a Rateable Value within the 2023 Rating List of £14,000.

We advise interested parties to make their own enquiries with the Local Rating Department.

PLANNING

We understand the property has planning approval for Class B1, B2 and B8 uses. We advise interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application

SERVICE CHARGE

A service charge to cover common areas will also be payable to the landlord.

VAT

All prices are quoted 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.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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