

TO LET

Ground Floor - 25,979 sq ft (2,413.53 sq m)
(Additional 25,979 sq ft may also be available)

- Available for immediate occupation
- Ground floor accommodation
- 2 loading bays with roller shutter doors
- New LED lighting throughout
- Private self-contained gated yard
- New CCTV, intruder alarm and fire alarm installed
- Located 2 miles from Junction 19 M62 Motorway



Self-contained ground floor warehouse accommodation

Mutual Street
Heywood
OL10 4HT

LOCATION

The property is located on Mutual Street providing direct access to Rochdale Road East (A58).

The property is within 1 mile of Heywood Town Centre and approximately 4 miles from Rochdale Town Centre.

Junction 19 of the M62 is within 2 miles of the property providing excellent access to the national motorway network.

SPECIFICATION

- Ground floor open plan warehouse accommodation
- 2 loading bays with roller shutter doors
- New CCTV. Intruder alarm and fire alarm installed
- New LED lighting through
- Own access
- Private self-contained yard (gates to be fitted)

ACCOMMODATION

The accommodation comprises the following Gross Internal Area (GIA):

	Sq ft	Sq m
Ground Floor Warehouse	25,979	2,413.53

An additional 25,979 sq ft may also be available if required on terms to be agreed.

EPC

A copy of the Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

The services have not been tested.

RATEABLE VALUE

We understand the ground floor has a current Rateable Value of £36,403.

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

PLANNING

We advise interested parties to make their own enquiries of Rochdale Borough Council 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

£3.50 per sq ft.

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.

FURTHER INFORMATION AND VIEWINGS

For further information, or to arrange a viewing, please contact:

MAX SEED
07712 425189
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