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



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 max@daviesharrison.com











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