

TO LET (MAY SELL)

5,813 - 29,236 SQ FT (540 - 2,716 SQ M) ON A SITE AREA OF 1.64 ACRES



- Currently undergoing comprehensive refurbishment
- Detached self-contained industrial unit (*units can be let individually*)
- Level access loading
- 4½ miles from M62 Motorway

UNITS 4-7, LITTLEBOROUGH INDUSTRIAL ESTATE,
NEW MILL STREET, LITTLEBOROUGH, OL15 8YL
PRELIMINARY DETAILS

LOCATION

- Located on New Mill Street (off Stockton Street) in the heart of Littleborough Industrial Estate
- Immediate access onto the A58 (key arterial route) providing access to Bury town centre
- ½ mile from Littleborough town centre
- 4 miles to Rochdale town centre
- Just 4 miles from the established Kingsway Business Park
- 4½ miles from Junction 21 of the M62 Motorway offering direct links to Manchester and Leeds



A58
Featherstall Road
250m



Littleborough
Train Station
650m



Littleborough
Town Centre
½ mile



Rochdale
Town Centre
4 miles



J21
M62 Motorway
4½ miles



J2
M66 Motorway
8½ miles



Bury
Town Centre
10 miles



Manchester
City Centre
15 miles

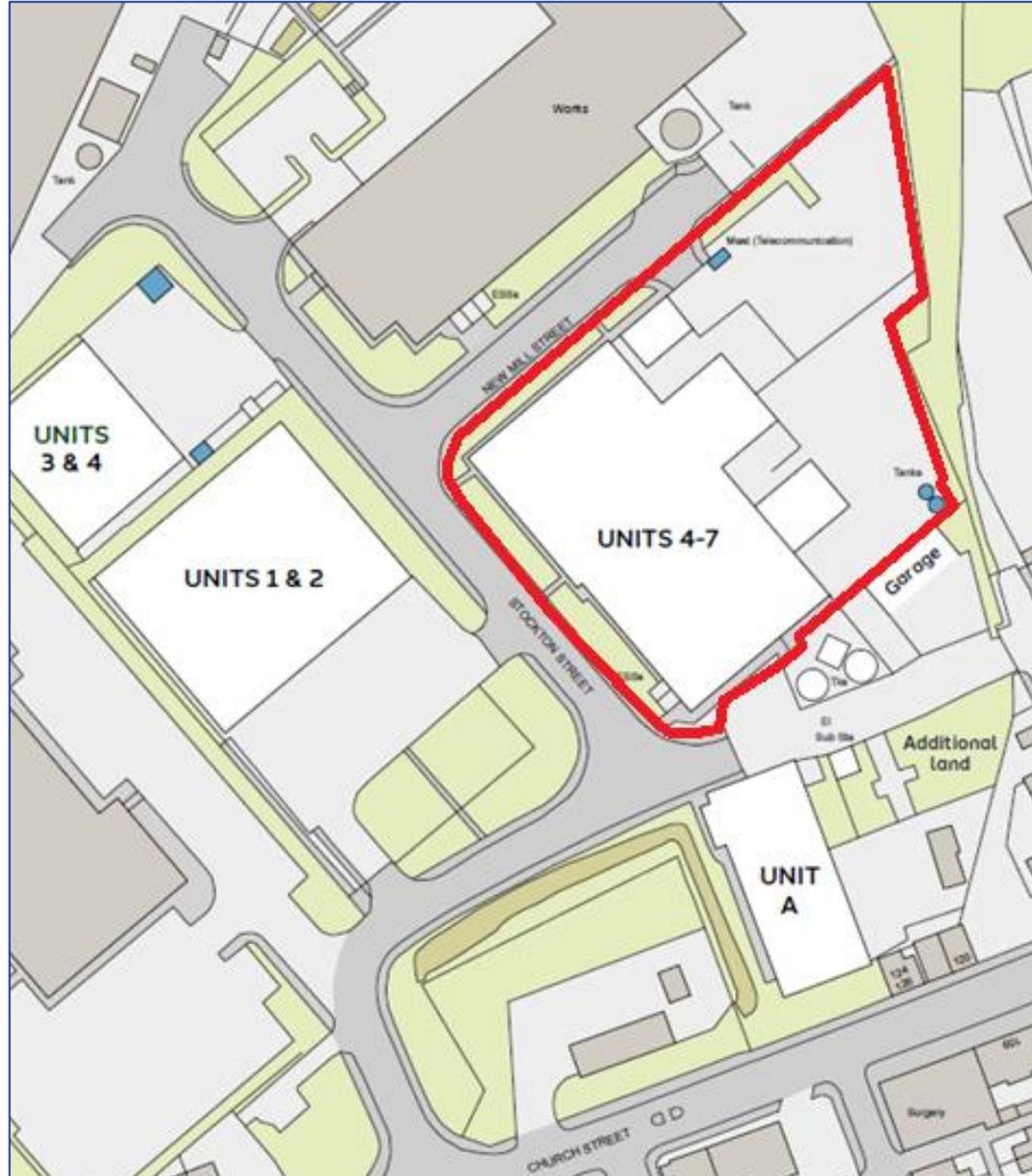


DESCRIPTION / ACCOMMODATION

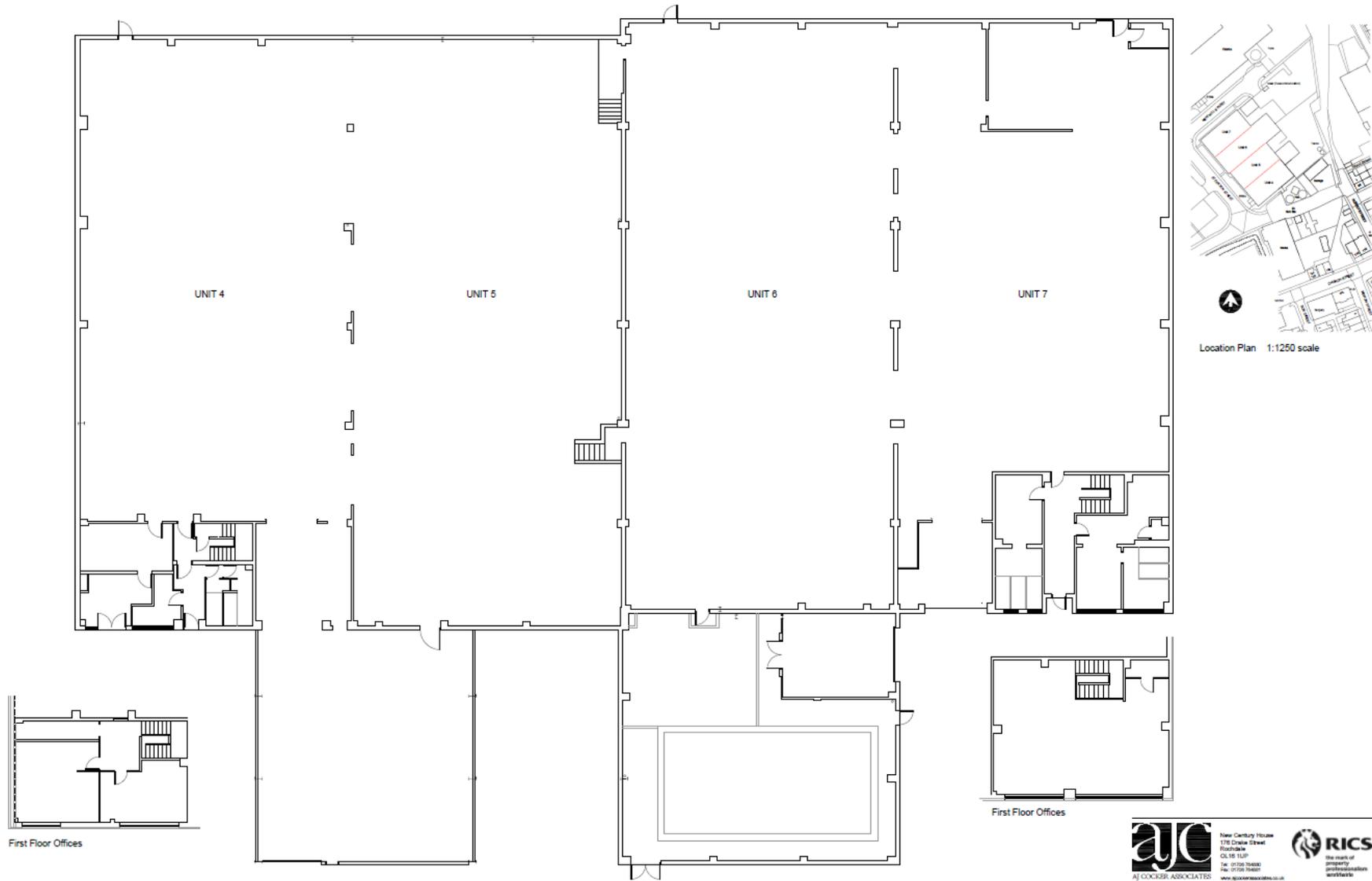
- Detached self-contained industrial unit
- *Units can be subdivided and let individually*
- **Currently undergoing comprehensive refurbishment**
- Steel portal frame construction
- Metal clad roof
- Level access loading via full height roller shutter doors
- Warehouse accommodation with concrete floor
- Self-contained office areas along with dedicated WC facilities
- Fully fenced
- Gated yard area

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

	Sq ft	Sq m
Unit 4	8,378	778.32
Unit 5	5,813	540.08
Unit 6	8,310	772.08
Unit 7	6,735	625.74
Total	29,236	2,716.22
On A Site Area Of (Approx.)	1.64 acres	0.66 ha



FLOOR PLAN



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CCM: Clients and contractors must fulfil their duties under the CDM regulations 2015. The client is required to notify the HSE of any projects lasting more than 30 days or involving more than 500 person days.

	New Century House 176 Drake Street Runcorn CH16 1UP Tel: 0151 784841 Fax: 0151 784811 www.ajclooker.co.uk info@ajclooker.co.uk	 the mark of property professionalism excellence
	Project: Units 4-7, Stockton Street, Littleborough, Existing	

scale: 1:100 date: Oct. 2025 drawn: NL	Client: Property North West Limited Dwg No: P250-01
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FURTHER INFORMATION

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

The whole property is listed in the 2023 Rating List as “Factory and Premises” with a current Rateable Value of £101,000.

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

EPC

The property as an Energy Performance Rating of ‘D’. A copy of the certificate is available upon request.

PLANNING

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

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 to lease by way of a new full repairing and insuring lease on terms to be agreed.

The units may be subdivided and let individually.

A sale of property on a long leasehold basis may also be considered. The property is held for a term of 999 years from 25th March 1992 at a peppercorn rent (965 years unexpired).

RENT / PRICE

Upon application.

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 / purchasers. Prospective tenants will need to provide proof of identity and residence. Proof of funds will be requested from potential purchasers.

FURTHER INFORMATION / VIEWINGS

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

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