

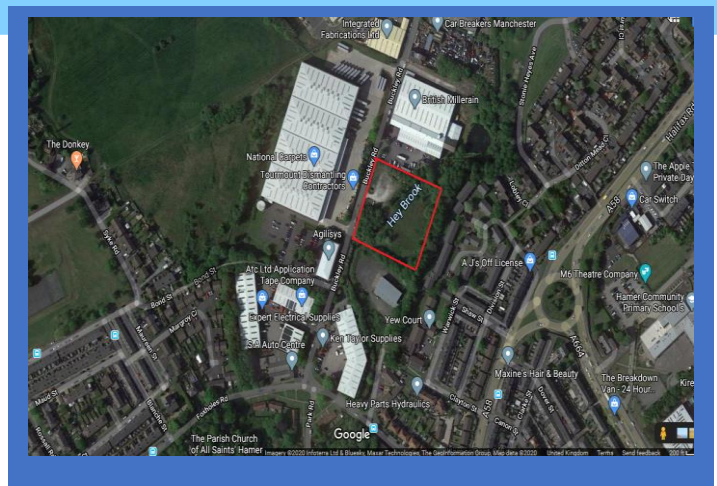
Buckley Road, Rochdale, OL12 9BH

Unit A – 4,700 sq ft

Unit B – 11,000 sq ft approx.

New Build Industrial Units available (subject to planning)

- New Build Industrial Units
- Located in an established location
- Electric roller shutter door
- **Available to Rent or Buy**



## Buckley Road, Rochdale, OL12 9BH



### Location

The site is located on Buckley Road, Rochdale. Buckley Road is an established industrial location and is home to some well-known occupiers such as National Carpets, Penthouse Carpets, Ken Taylor Supplies and British Millerain.

The site is approximately 1 mile from Rochdale Town Centre and is within 3 miles of Junction 21 of the M62.

### Description

The site is located in an established industrial area and subject to planning the owner / developer is looking to build out two brand new warehouse units:

Unit 1	-	4,700 sq ft
Unit 2	-	11,000 sq ft

The units (subject to planning) can be built and designed in way to suit your requirements.

### Rental / Price

The property is available on either a rental or sale basis.

The rent / price is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

The units are yet to be built and therefore we can't provide a rateable value. We advise that all parties contact the relevant local authority.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with joint agents BC Real Estate & Barton Kendal. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)

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