



Unit 10, Evolution Business Park, Rochdale, OL12 7BD

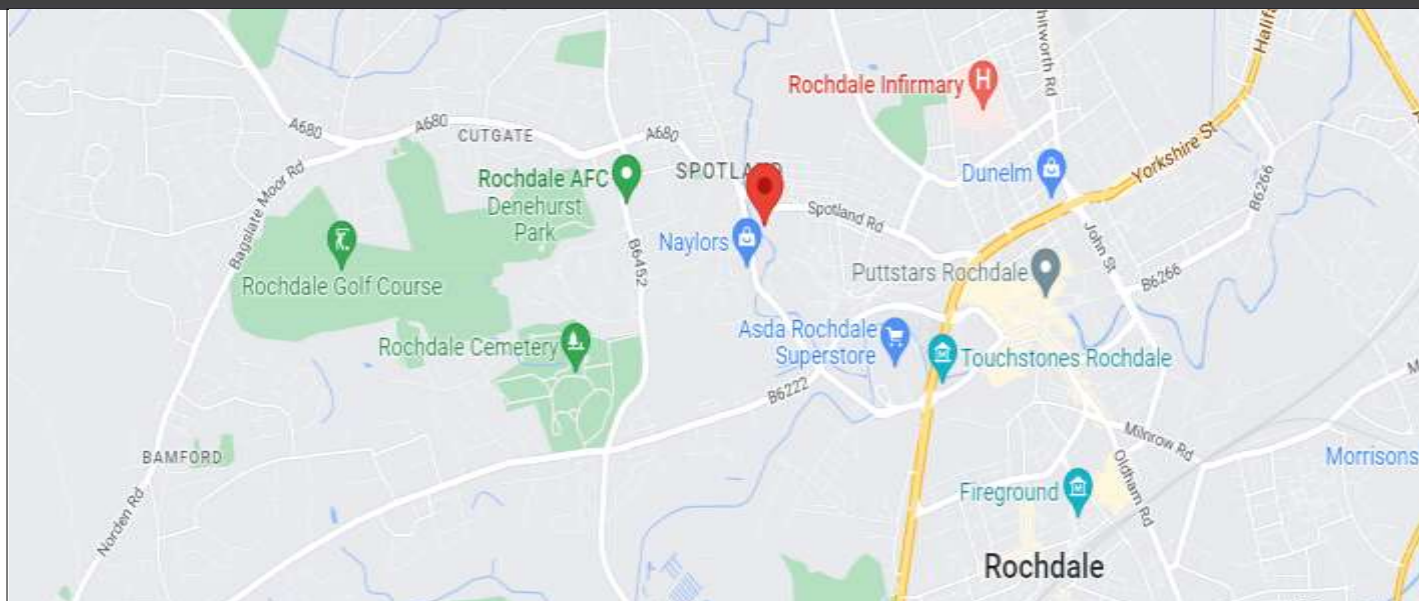
Circa 4,803 sq ft

Brand New Industrial / Trade Counter Unit

- Large, shared yard
- Occupiers include Auto Batteries & Screwfix
- Circa 6m eaves
- **RENT ON APPLICATION**



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Location

The unit is located within Evolution Business Park, off Spotland Road (A680), Rochdale. Rochdale Town Centre is less than 1 mile and 6 miles from Bury Town Centre. The location is further enhanced with the Greater Manchester motorway network being easily accessible, approx. 3 miles south via J20 of the M62.

Description

The property comprises of a new single storey warehouse benefitting from the following:

- 50kn/m2 floor loading
- 3phase power
- Min 6metre eaves
- BREEAM rating very good
- Fenced and gated yard
- Excellent EPC rating
- Loading door

Rental

The property is available on a leasehold basis.

The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

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 sole agents BC Real Estate. Please contact:

John Barton john@bcrealestate.co.uk

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