

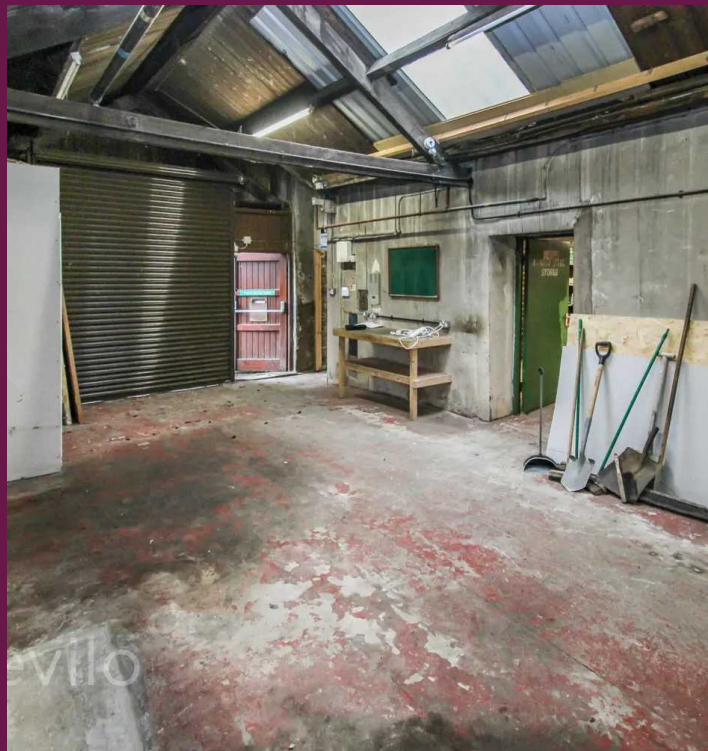


## Meadowhead Spring Works, Whitworth Street, Milnrow

Offers in Region of £235,000 | £2,000 pcm







## Meadowhead Spring Works, Whitworth Street

Milnrow, Rochdale

\*\*\* NO CHAIN / LARGE DETACHED COMMERCIAL BUILDING WITH RECEPTION AREA, TWO OFFICES & FIVE WORKSHOPS / LOADING BAY / SECURE GATED PARKING / IDEAL FOR A NUMBER OF BUSINESSES / MULTIPLE RENTAL OPPORTUNITIES / FURTHER DEVELOPMENT POTENTIAL / EXCELLENT CENTRAL LOCATION / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Tenure: Freehold

- Available Now
- Large Detached Commercial Building
- Five Workshops plus Tool Room
- Two Offices
- Reception Area
- Loading Bay
- Central Village Location
- Ideal for a Number of Businesses
- Viewings Highly Recommended





## GROUND FLOOR

### RECEPTION AREA

14' 1" x 10' 10" (4.30m x 3.31m)

Reception area with front facing entrance door and side facing window, radiator, double doors through to the office.

### STORE ROOM

7' 5" x 5' 8" (2.25m x 1.72m)

Meter cupboard and access to workshop one.

### WC

7' 0" x 3' 10" (2.13m x 1.16m)

Two piece suite comprising WC and vanity hand basin.

### WORKSHOP ONE

15' 3" x 47' 5" (4.66m x 14.45m)

Side facing electric roller shutters and side facing door, access to workshop two and staircase leading up to the first floor.

### WC

2' 11" x 8' 8" (0.89m x 2.63m)

Expel air, radiator, two piece suite comprising WC and vanity hand basin.

### OFFICE ONE

19' 5" x 13' 1" (5.92m x 3.99m)

Side facing window, radiator, server cupboard and staircase leading to the first floor.

## LOWER GROUND FLOOR

### WORKSHOP TWO

20' 7" x 42' 0" (6.28m x 12.79m)

Store room (2.92m x 3.45m) access to workshop three.

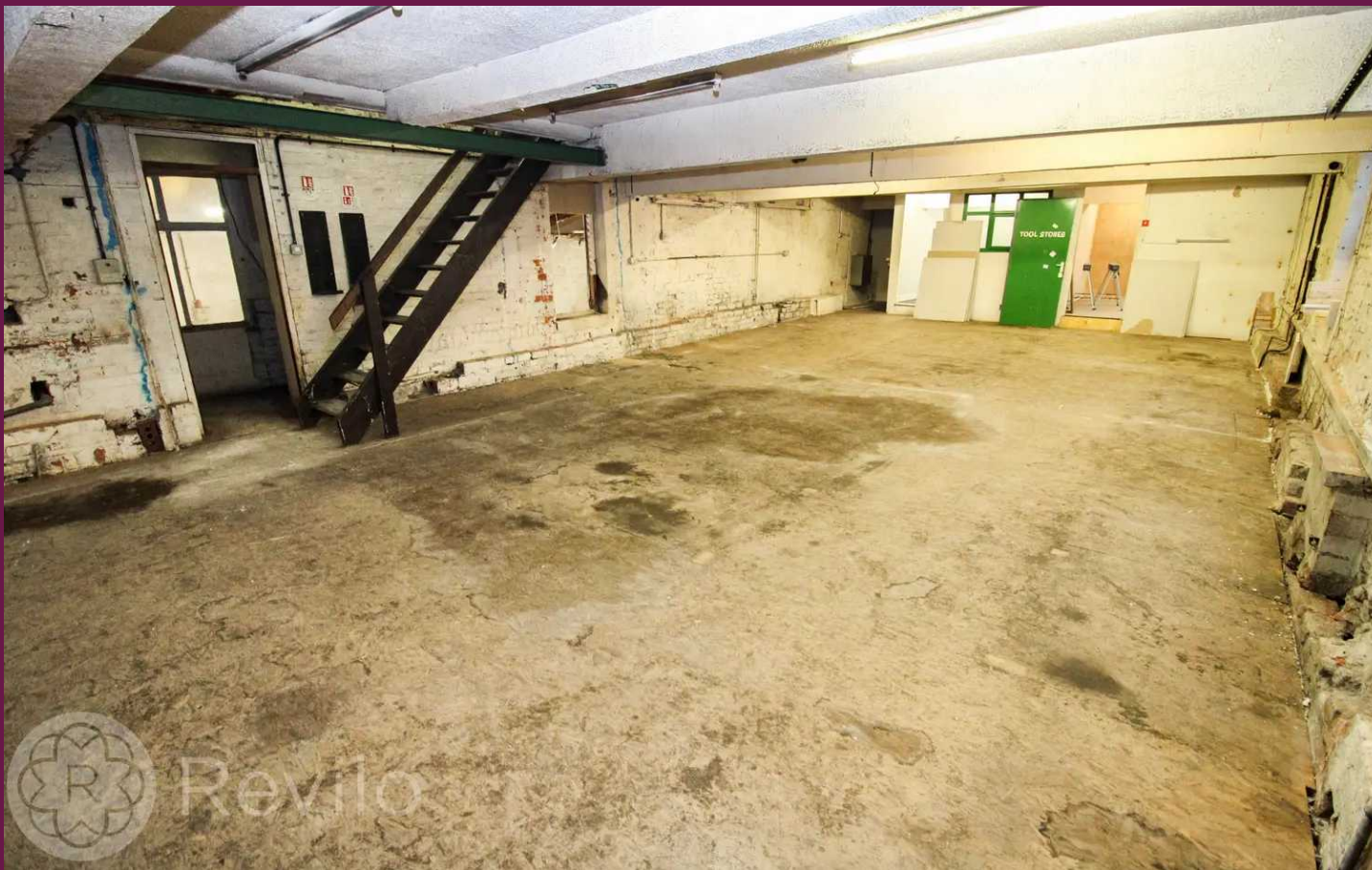
### WORKSHOP THREE

26' 8" x 64' 11" (8.14m x 19.78m)

Built in storage, open to the loading bay, staircase to the first floor.







### WORKSHOP THREE

26' 8" x 64' 11" (8.14m x 19.78m)

Built in storage, open to the loading bay, staircase to the first floor.

### LOADING BAY

16' 3" x 11' 3" (4.96m x 3.42m)

Front facing roller shutter and rear facing door giving access to the rear of the property.

### FIRST FLOOR

#### WORKSHOP FOUR

21' 9" x 49' 2" (6.63m x 14.98m)

Front facing windows, large open work space, kitchen & WC access, staircase leading to workshop five and access to the tool/store room and office two.

#### OFFICE TWO

10' 0" x 14' 2" (3.05m x 4.32m)

Office space with built in storage.

#### TOOL ROOM

9' 10" x 14' 6" (2.99m x 4.42m)

Front facing window, currently being used as a tool room but would make an ideal office or store room.

#### KITCHEN & WC

3' 8" x 10' 11" (1.11m x 3.33m)

Rear facing window, selection of base units, sink & drainer and WC with urinal.

### SECOND FLOOR

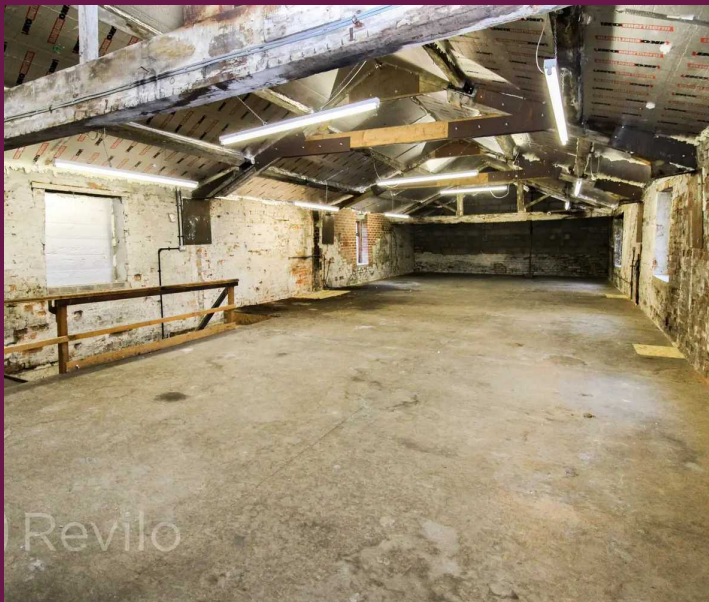
#### WORKSHOP FIVE

22' 4" x 64' 5" (6.8m x 19.64m)

Front and rear facing windows, open workshop or office space.

#### REVILO INSIGHT

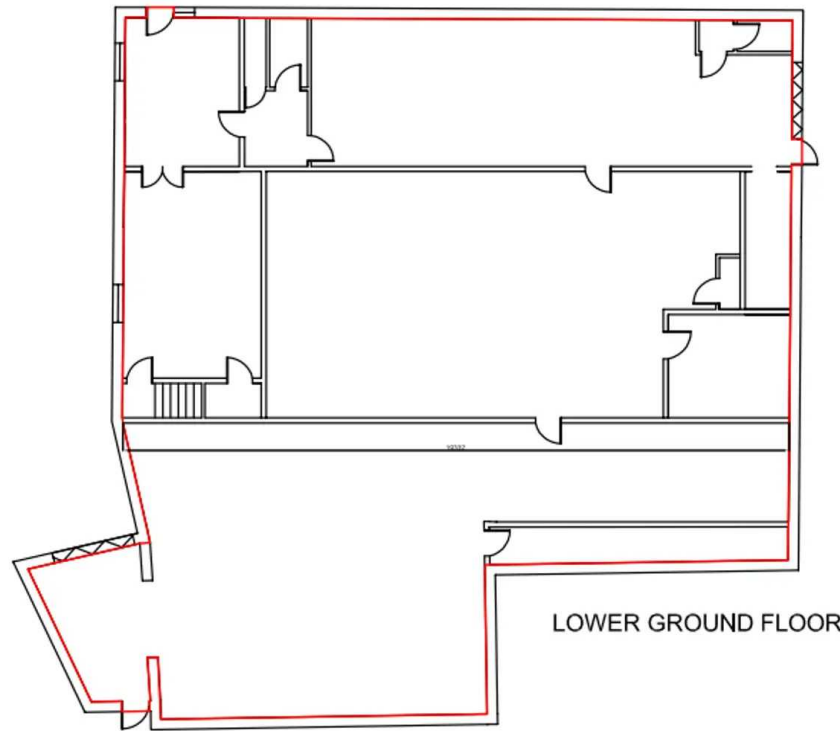
Tenure: Freehold / Title No: GM515299 / Parking: Secure Gated Parking



## GARDEN

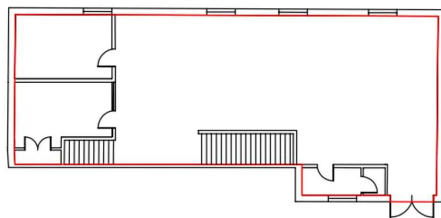
Externally the unit has secure fencing and gated access to the allocated parking and loading bay.

### GROUND FLOOR

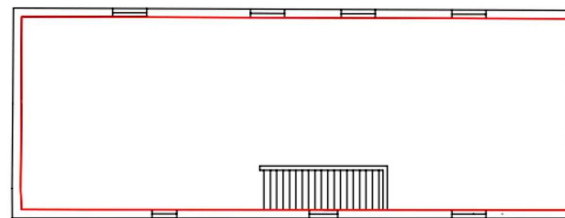


### LOWER GROUND FLOOR

### FIRST FLOOR

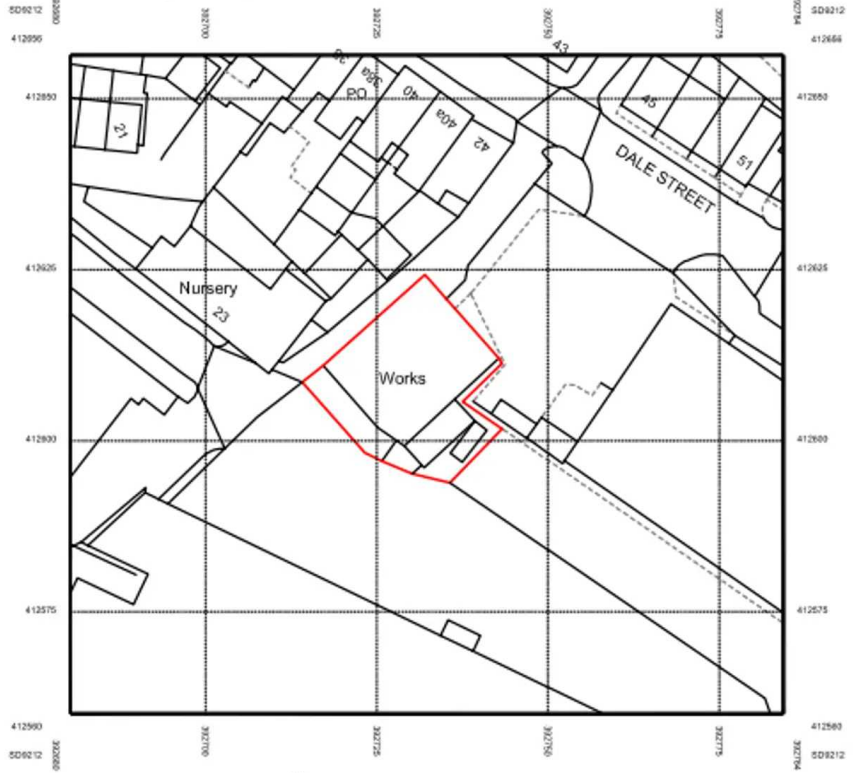


### SECOND FLOOR

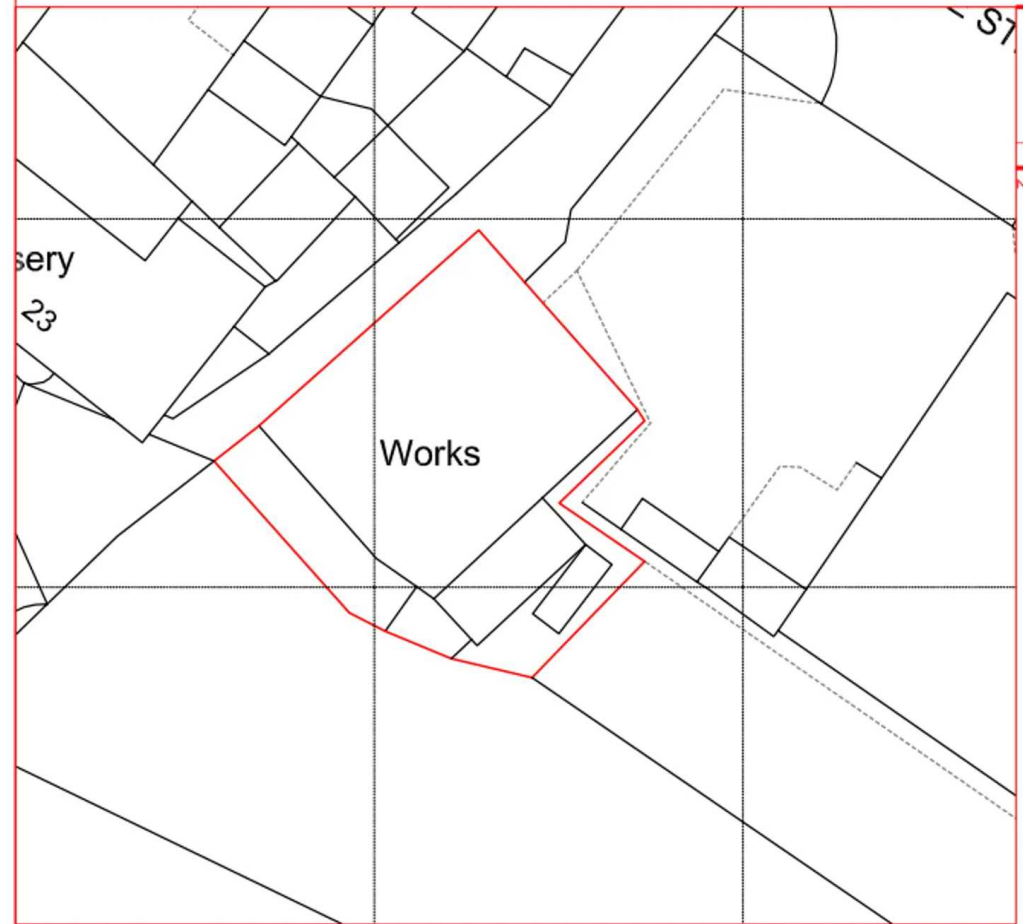




# MapServe



© Crown copyright 2022 Ordnance Survey 100021643



Site Plan 1:500



## Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509237 • [info@revilohomes.co.uk](mailto:info@revilohomes.co.uk) • [www.revilohomes.co.uk](http://www.revilohomes.co.uk)