

**FOR SALE/  
TO LET**



Jape One Business Park, Shawclough Road, Dell, Rochdale, OL12 6BZ

**30,000 sq ft (approx.)**

## Warehouse/Industrial Unit with Offices

- 6m to haunch
- Roller Shutter Doors
- Single storey offices
- 250kva
- **RARE FREEHOLD OPPORTUNITY**



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### Location

The properties are located on the Winsford Industrial Estate. Offering easy access to M6 J18 which is 5 miles away via the A54.

### Description

Various units comprising of a warehouse with offices and benefits from the following:

- 6m eaves
- 2 drive in loading doors
- Offices with kitchen / WCs
- Gas and boiler centre heating
- 250kva power supply
- Gated car park with space for 30 cars

### Rental

The property is available on a Freehold or Leasehold basis. The price/rental 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.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton**

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**Gary Chapman**

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