



TO LET

**UNIT 7 SHAWCLOUGH TRADING ESTATE
SHAWCLOUGH, ROCHDALE. OL12 6ND**

**Single storey industrial/warehouse unit
with offices and craneage**

7,650 sq.ft. - 710.7 sq.mts

Plus Mezzanine of 721 sq.ft - 67 sq.mts approx

RENTAL : £35,000 PER ANNUM

VIEWING: BY APPOINTMENT THROUGH



Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

www.barton-kendal.co.uk Tel: 01706 353794

E: marc.wright@barton-kendal.co.uk

Unit 7 Shawclough Trading Estate

LOCATION

The unit forms part of the established Shawclough Trading Estate which is situated directly off Shawclough Road, approximately 2 miles north of Rochdale Town Centre and within approximately 4 miles of the A627M link road leading to junction 20 of the M62 motorway which in turn, links directly to the M60 orbital motorway.

GENERAL DESCRIPTION

The property comprises an established, single storey engineering works with loading doors and an internal eaves height reducing from maximum 7.9 metres to minimum 5.5 metres.

The unit benefits from a 10 tonne gantry crane with an additional 2 tonne short gantry crane. TBC

A range of private and general offices are provided at ground and first floor level and the workshop is heated with gas fired warm air blower unit.

Externally, considerable parking is available to the side of the building, together with a loading area.

FLOOR AREAS

The approximate gross internal floor area is as follows :-

Unit - 6,600 sq.ft. (613.1 sq.mts)

Ground and first floor offices - 1,050 sq.ft. (97.5 sq.mts)

Total - 7,650 sq.ft. (710.6 sq.mts)

NB ; Additional mezzanine area of 721 sq.ft. - 67 sq.mts

TERMS

The unit is available to let by way of a new tenants full repairing and insuring lease for a term of years to be agreed and incorporating upward only rent reviews at periodic intervals.

RATING

We are advised that the current rateable value of the unit is as follows :-

RV - £24,250

All interested parties are advised to make their own enquiries of the local Rating Authority as to the amount of rates payable.

USE

The property is currently used for engineering purposes. All interested parties are advised to make their own enquiries of the local Planning Authority as to their intended use.

VIEWING

Strictly by appointment with sole agents [BARTON KENDAL](http://www.barton-kendal.co.uk) 01706 353794 - contact Marc Wright.

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