



TO LET

Dene Works, Edgar Street. Rochdale. OL16 2QB

- Two storey Workshop/Warehouse unit with offices 4,614 sq.ft. approx
- Gated and fenced private yard approx 11,500 sq.ft
- Prominent position from A58
- Large loading door



ANNUAL RENTAL : £50,000 NO VAT

VIEWING: BY APPOINTMENT WITH SOLE AGENT

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

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Dene Works, Edgar Street. Rochdale.

LOCATION

The property is situated on Whitworth Street, just off the A58 in between Rochdale and Littleborough town centres.

GENERAL DESCRIPTION

Detached two storey industrial unit with secure private gated and fenced yard.

The property enjoys a level loading door with an internal eaves height of approximately 2.8m in one side and 3.4m in the other side.

Externally there is a large service yard with parking spaces.

Barton Kendal do not test these services, potential purchasers should satisfy themselves as to the utility supplies.

Floor Areas:

Ground Floor - 2,307 sq.ft
First Floor - 2,307 sq.ft
Total - 4,614 sq.ft approx GIA

Externally there is a large yard of approx 11,500 sq.ft

ANNUAL RENTAL

£50,000 (No VAT) exclusive of rates.

USE

The property was last used for warehouse/workshop with storage and offices.

All interested parties are advised to make their own enquires of the Local Planning Authority as to their intended use.

RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value - £TBC

All parties are advised to satisfy themselves as to the Rateable Value.

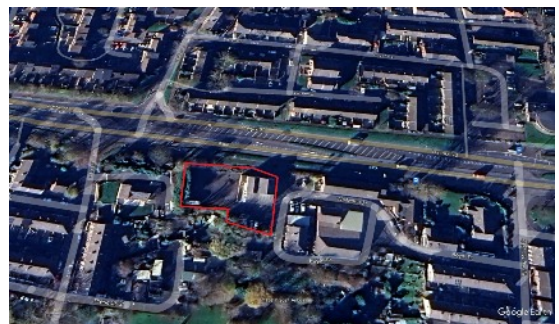
EPC - Available upon request.

SUBJECT TO CONTRACT

The property is offered Subject to Contract/Lease.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

BARTON KENDAL - Contact Marc Wright - 01706 353794



* The above plan is intended for identification purposes only. Interested parties should confirm boundaries with their legal advisor.

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