

UNIT B

HEY BUSINESS PARK

BUCKLEY ROAD,
ROCHDALE
OL12 9DJ

TO LET

NEW BUILD
INDUSTRIAL UNIT

11,000 SQ FT
(APPROX)

AVAILABLE FOR
IMMEDIATE OCCUPATION



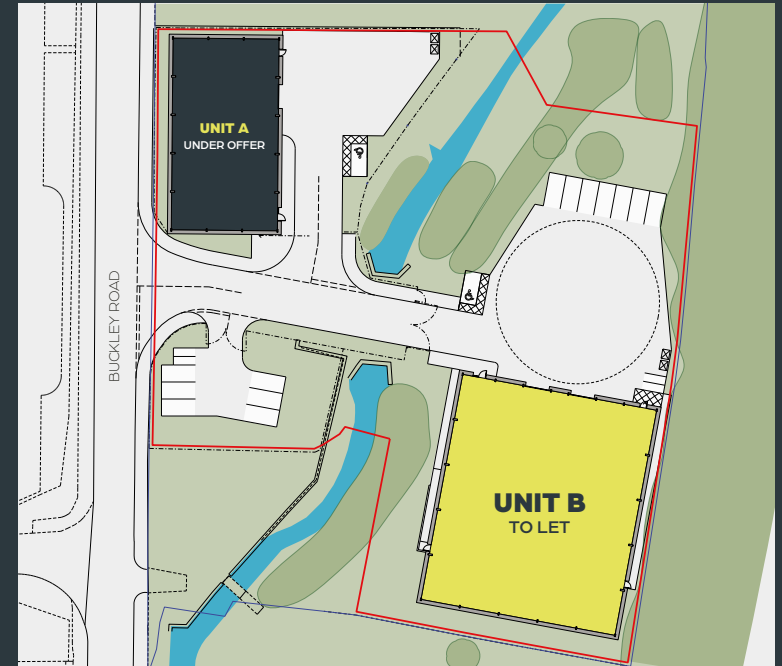
Self-contained site
with private yard



Located in an
established location



Electric roller
shutter doors



DESCRIPTION

The units are located in an established industrial area and are brand new built to a high specification.

Unit A Under offer

Unit B 11,000 sq ft – Available

The unit is ready for immediate occupation.



Self-contained site with private yard



Power supply – 200Amp 3-phase



Eaves height – 7m to underside of haunch, 8m to eaves



Floor loading – 35 kN/m²

RENTAL / PRICE

The property is available on a rental basis. The rent is available on application.

LEGAL COSTS

Each party will bear their own legal costs.



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LOCATION

The site is located on Buckley Road, Rochdale. Buckley Road is an established industrial location and is home to some well-known occupiers such as National Carpets, Penthouse Carpets, Ken Taylor Supplies and British Millerain.

The site is approximately 1 mile from Rochdale Town Centre and is within 3 miles of Junction 21 of the M62.

RATING

We advise that all parties contact the relevant local authority for the rateable value information.

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 joint agents BC Real Estate & Barton Kendal. Please contact:

John Barton
john@bcrealestate.co.uk

Marc Wright
marc@barton-kendal.co.uk

BC REAL ESTATE

0161 636 9202
bcrealestate.co.uk

BK Barton Kendal
COMMERCIAL

01706 353 794
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