



Osmosis Business Park, Tell Street, Rochdale, OL12 6AH

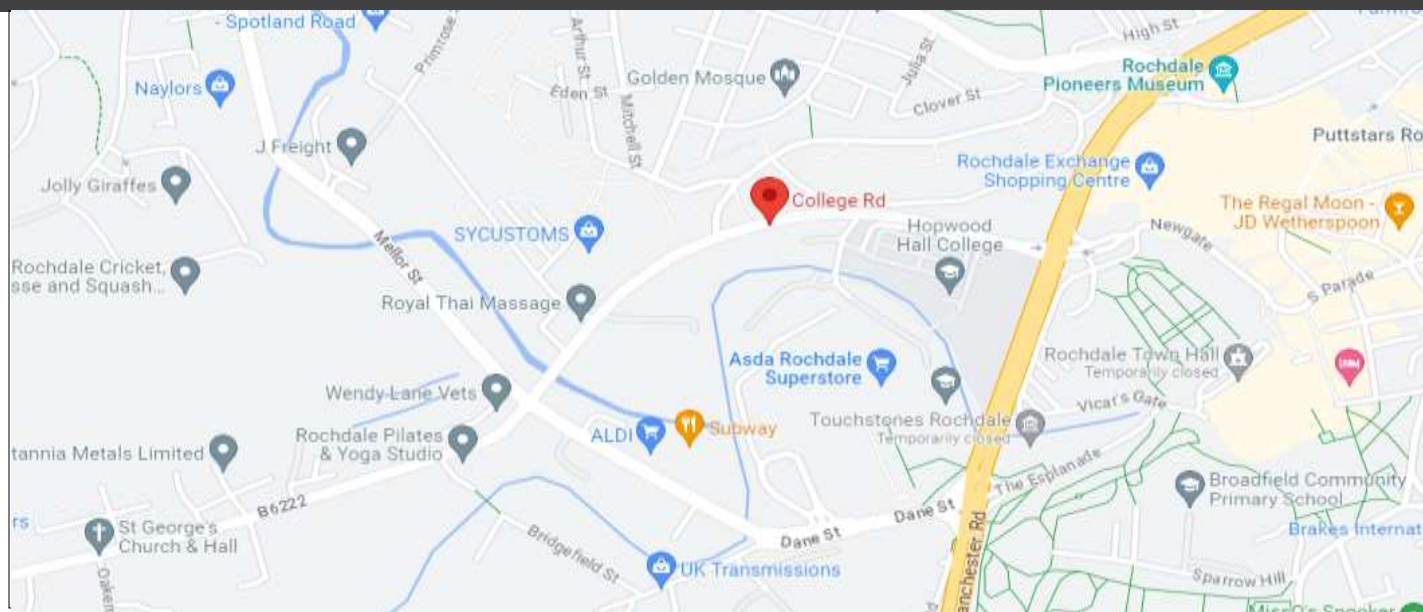
4 units of 750 sq ft (per unit)

Brand New Warehouse/Storage Units

- New units
- Secure gated yard
- 1 loading door per unit
- Kitchen and WC per unit
- **RENT ON APPLICATION**



Osmosis Business Park, Tell Street, Rochdale, OL12 6AH



Location

The property is situated on Tell Street, located off College Road.

Rochdale Town is approximately 1 mile away and Asda and Aldi Supermarkets are within walking distance.

Description

The property comprises of four new industrial estates that benefit from the following:

- A WC per unit
- A small office
- A level access loading door
- LED lighting
- A secure gated yard
- A kitchenette

Rental

The property is available on a leasehold basis.

The rent 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.

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 agents BC Real Estate / Barton Kendal . Please contact:

John Barton john@bcrealestate.co.uk

Marc Wright marc@barton-kendal.co.uk