



Mitchell Hey Mills, College Road, Rochdale, OL12 6AE

**44,603 sq ft approx.**

## Single Storey Warehouse

- Single storey warehouse
- Integral offices
- Prominent position, adjacent to ASDA
- Available on flexible terms
- **RENT ON APPLICATION**



## Mitchell Hey Mills, College Road, Rochdale, OL12 6AE



### Location

Mitchell Hey Mill is situated on the corner of Dane Street and College Road.

The property occupies a prominent roadside position and is in close proximity to ASDA, Aldi and PC World.

Rochdale Town Centre is within 1 mile and the property benefits from easy access to the M62.

### Description

The property comprises of a single storey warehouse and benefits from the following:

- Steel portal frame construction
- Lighting to the warehouse and office
- Access via a single roller shutter door
- Solid concrete floor to the warehouse
- Secure site

### 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. Please contact:

**John Barton**

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