

# ROCHDALE DATA CENTRE

with Development Potential  
(subject to planning)

**FOR SALE FREEHOLD**

**35,000 sq ft (GIA)**

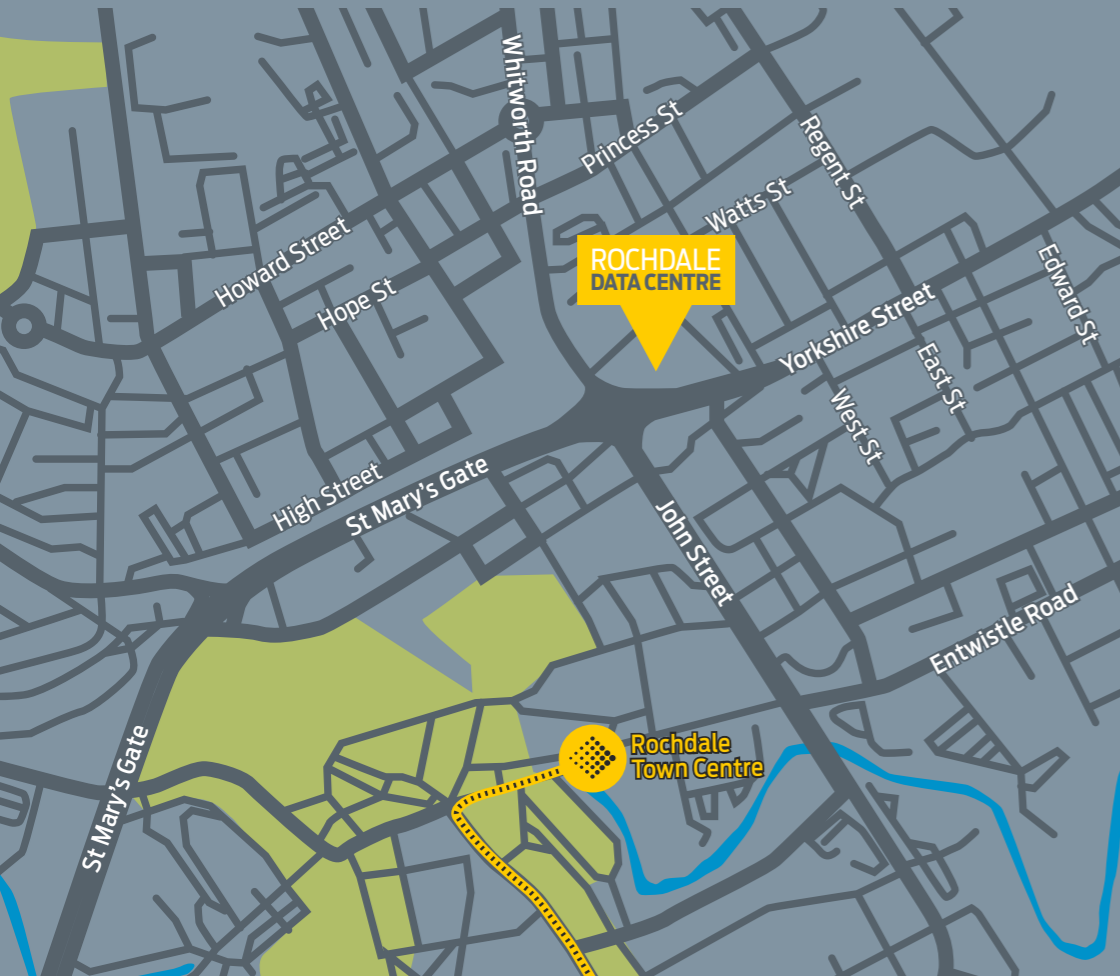
**ON A 1.22 ACRE SITE (approx.)**

**ROCHDALE TOWN CENTRE**  
Pitt Street, Rochdale, OL12 0HR

- 2.3MVA Power
- Extensive Main Road Frontage
- Close Town Centre

## LOCATION

THE PROPERTY IS LOCATED IN ROCHDALE TOWN CENTRE ON PITT STREET JUST OFF THE A58 WHICH IS THE MAIN ARTERIAL ROUTE THROUGH ROCHDALE. THE PROPERTY IS EXTREMELY PROMINENT AT THE INTERSECTION OF TWO OF THE TOWN'S BUSIEST MAIN ROADS.



### MAJOR UK AIRPORTS

Manchester	30 minutes
Leeds	45 minutes
Liverpool	50 minutes



### DRIVE TIMES

Manchester	30 minutes
Warrington	40 minutes
Leeds	40 minutes
Preston	50 minutes
Liverpool	50 minutes
Sheffield	65 minutes

The site is in close proximity to the motorway network and public transport links.

Located just off Junction 20 of the M62, enjoy easy access to Manchester and Leeds, as well as the wider Northern Powerhouse and the rest of the UK through fast connectivity with the M6, M60, M66 and M1.

Manchester city centre is just 30 minutes away, while Leeds city centre is just a 45 minute drive. Both Manchester and Leeds Airports are within easy reach.

Direct public transport links are also in easy reach to connect commuters and visitors to nearby Rochdale, Oldham and Manchester.

## ROCHDALE FACTS AND FIGURES

- Labour costs are **24% lower** than national average
- **4 million people** live in Rochdale recruitment catchment area
- **28% of the UK** population lives within two hours' drive of Rochdale
- Skilled workforce - **51% qualified** to NVQ Level 3 or above
- Businesses in the area include **Co-op, Zen Internet, JD Sports, Hopwood College, Asda** and **Takeuchi**
- Close to three **major UK airports**
- North is **UK's top region** for entrepreneurs

## INVESTMENT IN ROCHDALE

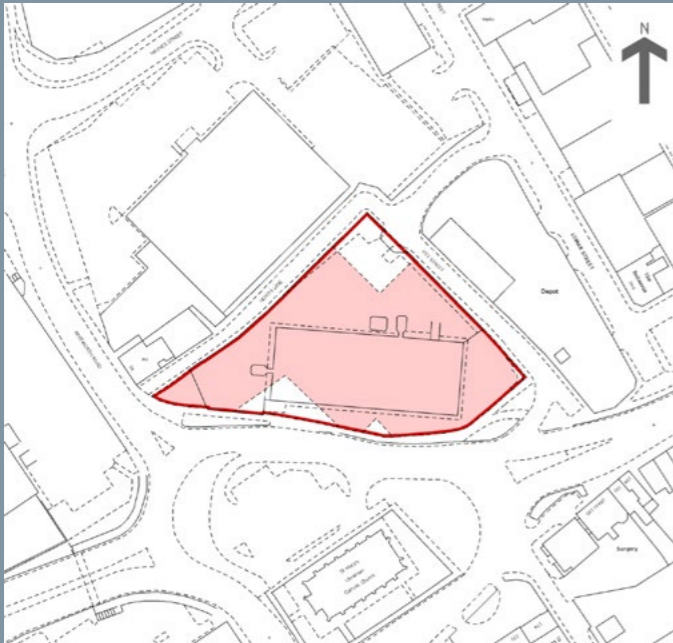
- **£250 million** regeneration of Rochdale town centre underway
- **Riverside development** opened April 2020
- Mixed-use development will feature a six-screen Reel cinema, **150,000 sq ft retail space**, **60,000 sq ft leisure space** and **520 parking spaces**
- Key names include **Nando's, H&M, JD Sports, River Island, Hollywood Bowl, Next, Heavenly Desserts, Superdrug** and **boots**



SURROUNDING PROPERTIES ARE OCCUPIED BY THE LIKES OF B&M BARGAINS, DUNELM, JOSEPH PARR AND ICELAND FOOD WAREHOUSE.

## DESCRIPTION

THE PROPERTY COMPRISES A FORMER DATA STORAGE CENTRE, PROVIDING 35,000 SQ FT OVER 2 FLOORS AND IS SET IN A SECURE SELF-CONTAINED SITE.



## PLANNING

The premises have potential for a number of alternative uses or redevelopment including residential, retail or other commercial, subject to planning consent.

All parties should make their own enquiries to Rochdale Borough Council planning department: <https://www.rochdale.gov.uk/planning-permission>

**35,000 SQ FT (GIA)**  
**Former Data Storage Centre**  
**2.3MVA Power**  
**Approx. 1.22 Acre Site**

# ROCHDALE DATA CENTRE

ROCHDALE TOWN CENTRE  
Pitt Street, Rochdale, OL12 0HR

## TERMS

The property is available for sale  
– Freehold

## PRICE

On Application

## LEGAL COSTS

Each party will bear their own  
legal costs.

## EPC

An energy performance  
certificate is available on request.

## 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.

## TECHNICAL PACK

Access to the technical pack is available on request and includes:

- TITLE PACK
- TOPOGRAPHICAL SURVEY
- UTILITIES SURVEY
- ASBESTOS SURVEY
- PLANNING BRIEFING NOTE

## VIEWING

Viewings strictly by appointment with joint agents BC Real Estate  
& Barton Kendal. Please contact:

**BC** REAL  
ESTATE

**0161 636 9202**  
bcrealestate.co.uk

**John Barton**  
john@bcrealestate.co.uk

**BK** Barton Kendal  
COMMERCIAL

**01706 353 794**  
www.barton-kendal.co.uk

**Marc Wright**  
marc@barton-kendal.co.uk

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. November 2024. Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk

On the instructions of **T-T**