

TO LET



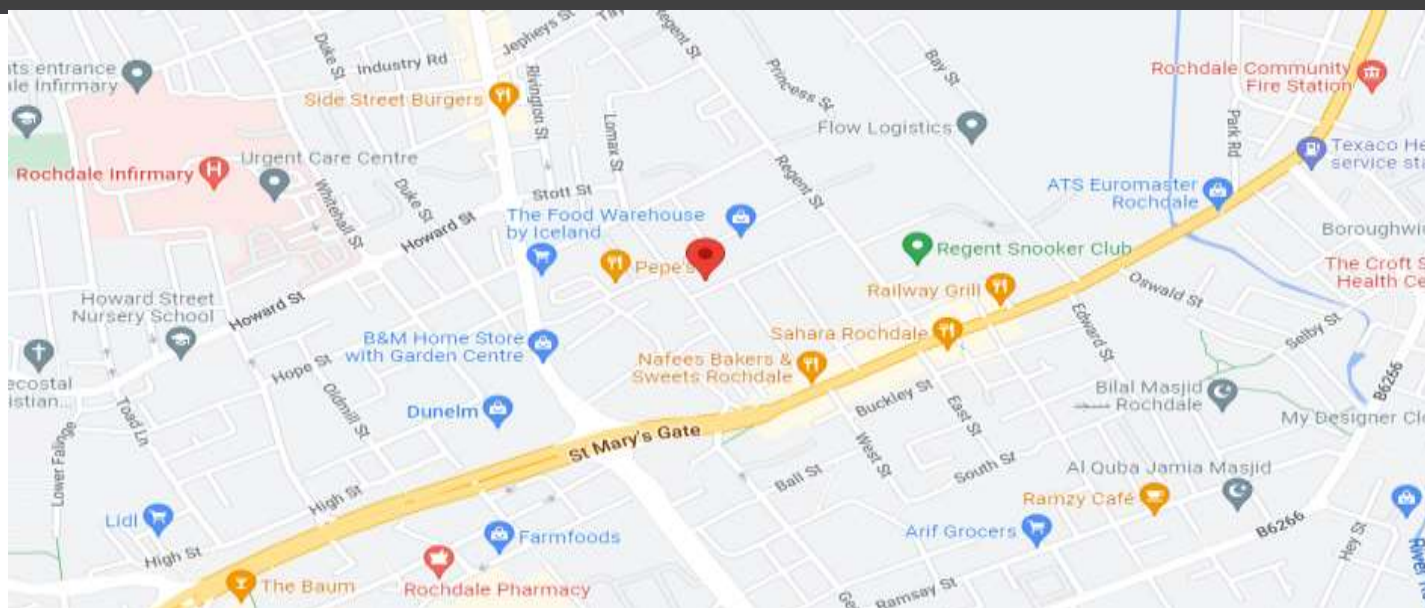
Unit 1, Haynes Street, Rochdale, OL12 0JW

5,120 sq ft approx.

Business / Warehouse unit with a high office content

- Large level access loading door
- W/Cs
- Integral offices
- **RENT ON APPLICATION**

Unit 1, Haynes Street, Rochdale, OL12 0UW



Location

The property lies between Haynes Street and Watt Street, close to the junction of Whitworth Road. It is adjacent to Rochdale Town centre and adjoining City Electrical Factors.

Description

Modern detached workshop unit with good quality ground and first floor offices. Loading access/yard to the front together with parking.

All the mains service are believed to be connected, including a 3 phase electricity supply and warm air gas heating.

The ground floor is 2,617 sq ft.

The first floor is 2,503 sq ft.

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 john@bcrealestate.co.uk

Gary Chapman gary@bcrealestate.co.uk