

**TO LET**



Unit 1, The Old Tannery, off Queensway, Rochdale, OL11 2YW

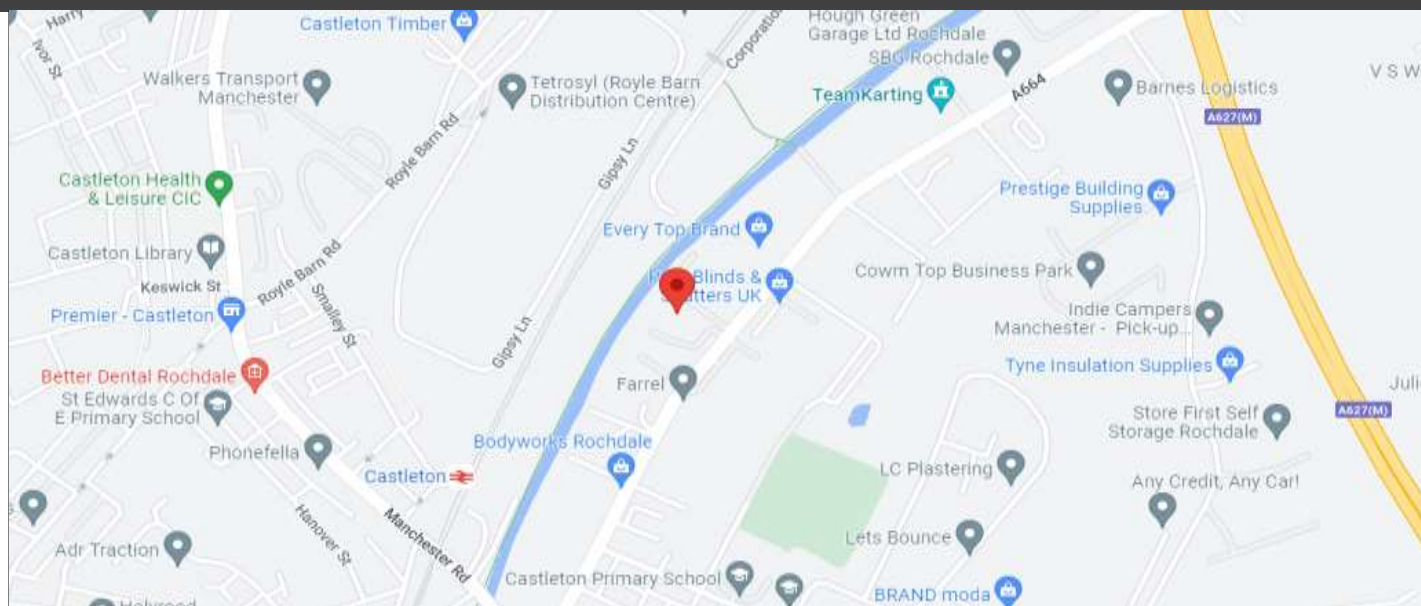
**10,988 sq ft approx.**

Warehouse unit with offices

- 2 roller shutter doors
- Offices and WCs
- **RENT ON APPLICATION**



## Unit 1, The Old Tannery, off Queensway, Rochdale, OL11 2YW



### Location

The premises are located on the A664 Queensway, close to its junction with Edinburgh Way, providing direct access onto the A627(M) and junction 20 of the M62, 1.5 miles to the south.

There are a number of industrial estates within the immediate vicinity and there are two motor dealerships (BMW & Honda) located at the intersection of Queensway and the A627M.

Kingsway Business Park is close by.

### Description

The property comprise self contained workshop / storage unit with 2 roller shutter loading doors and internal offices and WCs.

The unit has a mixture of sodium and fluorescent strip lighting. There is also a generous concrete area to the front of the property.

### Rental

The property is available on a rental 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](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)