



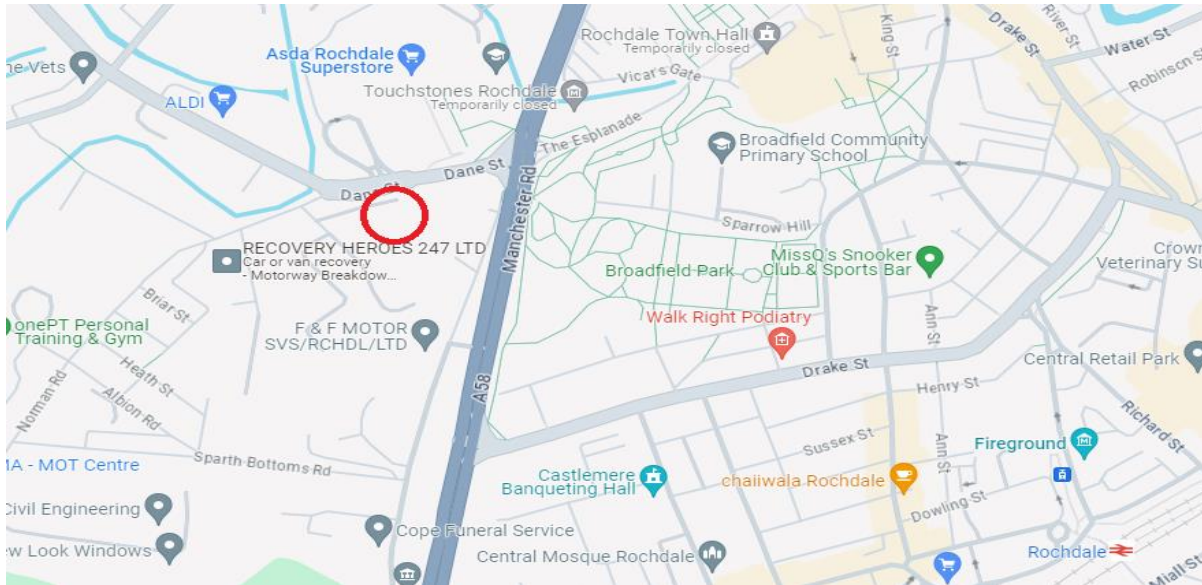
Solutions House, Dane Street, Rochdale, OL12 6XB

**61,382 sq ft**

Detached Single Storey Warehouse

- Approx. 6.25 metre eaves
- 5 dock loading doors
- 3 level access doors
- Secure surfaced yard
- Two storey offices
- **PRICE ON APPLICATION**

## Solutions House, Dane Street, Rochdale, OL12 6XB



### Location

The property is located on the corner of Norman Road and Dane Street.

The property enjoys good access to the M62 via Junction 20 (2.5miles).

### Description

The property comprises a detached self contained warehouse.

It benefits from the following:

- 5 dock loading doors
- Circa 6.25m eaves
- 3 level access doors
- Two storey offices
- Large secure yard with separate car park
- WCs and canteen/kitchens in both the offices and warehouse
- There are 3,633 sq ft of offices
- Sits on a site of approx. 3acres

### Price

The property is available on a freehold basis. The price 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.

### Anti Money Laundering

AML in accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of funding will be required from the successful purchaser.

### Viewing

Viewings strictly by appointment with agents BC Real Estate & Alpha DMS. Please contact:

**John Barton**

[john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Rupert Visick**

[rupert@alphadms.co.uk](mailto:rupert@alphadms.co.uk)