



ASSET & ESTATES

**INDUSTRIAL/MANUFACTURING/
WAREHOUSE/STORAGE**

**58,628 SQ FT (5,446.78 SQ M)
0.428 ACRES (0.17 HECTARES)**

**PRIME TOWN CENTRE LOCATION, OFF J20 M62,
WHITEHALL ST, ROCHDALE, OL12 0LW**



ACCESS CONTROL



GUARD PATROL



PASSENGER LIFT



CONTAINER LOADING
SPACE



ON-SITE
MANAGEMENT TEAM



3 PHASE ELECTRIC



ELECTRIC VEHICLE
CHARGING



GROUND/FIRST
FLOOR LOADING





CCTV



SECURE GATED YARD



GOODS LIFT



PALLET/FOLK LIFT
TRUCK AVAILABLE



ON-SITE
MAINTENANCE TEAM



LED LIGHTING



ON-SITE PARKING

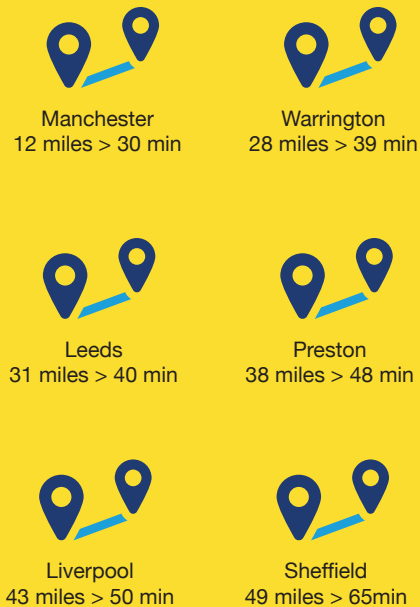


3.5M EAVES

Manchester is a few short miles away, Leeds just 40 minutes and Liverpool can typically be reached in around an hour. When you have that level of connectivity, you don't just open up the region, you open up the UK and the world.

Birmingham is 2.5 hours away, Glasgow 3.5 hours and London 4.5 hours. Rochdale is just an hour from the port of Liverpool and approximately two hours from the Humber side ports. Your staff or goods can be at Manchester Airport, the largest in the UK outside London, in under an hour. Manchester Airport currently handles around 100,000 tonnes of import and export freight annually, and connects the North of England to 160 destinations around the world.

Rochdale also has its own dedicated Metrolink tram stop. Trams run every 12 minutes throughout the day, providing a direct link from Rochdale, Manchester and Manchester Airport. Rochdale also boasts excellent bus links and has large network of well-maintained cycling and walking routes.

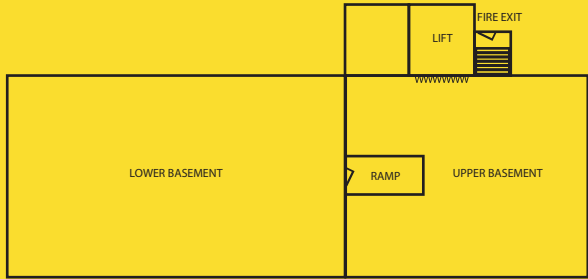




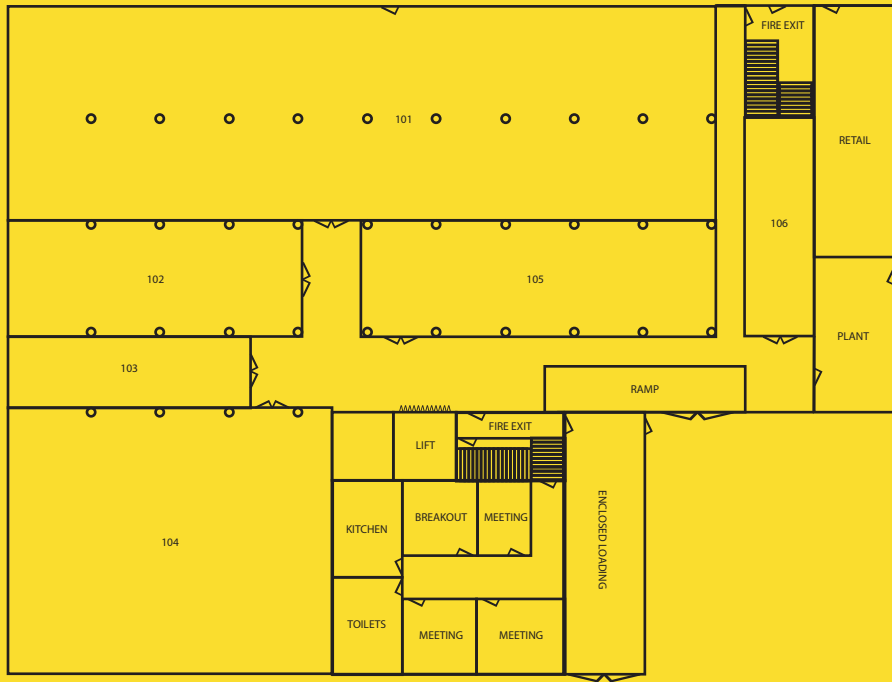
GROSS INTERNAL AREA

	(SQ FT)	(SQ M)
BASEMENT	3,531	328.03
GROUND FLOOR	14,539	1,350.74
FIRST FLOOR	14,032	1,303.61
SECOND FLOOR	13,263	1,232.20
THIRD FLOOR	13,263	1,232.20
	58,628	5,446.78

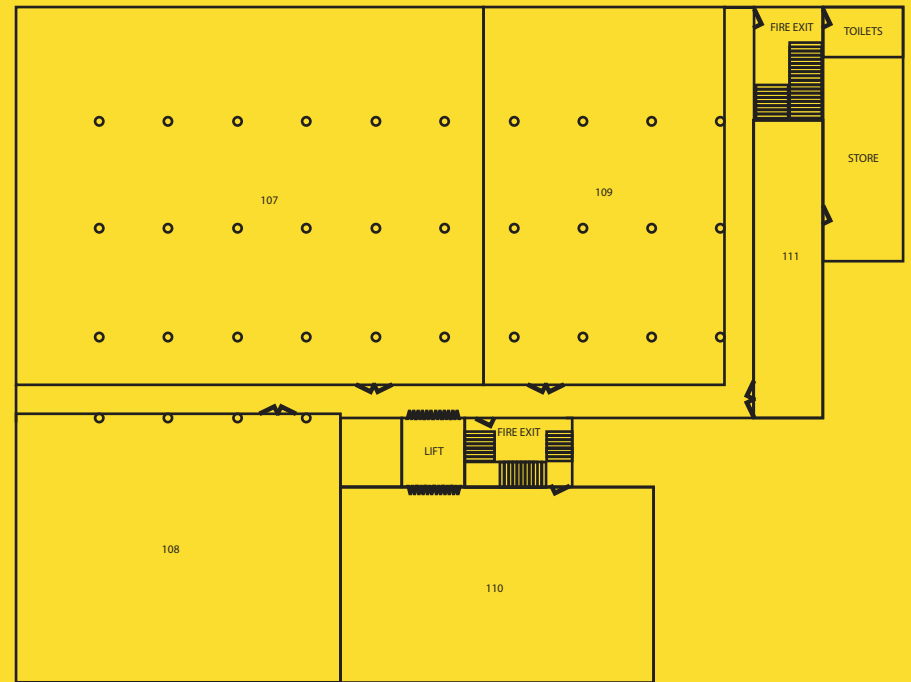
Please note: the final floor areas are subject to a full measured survey



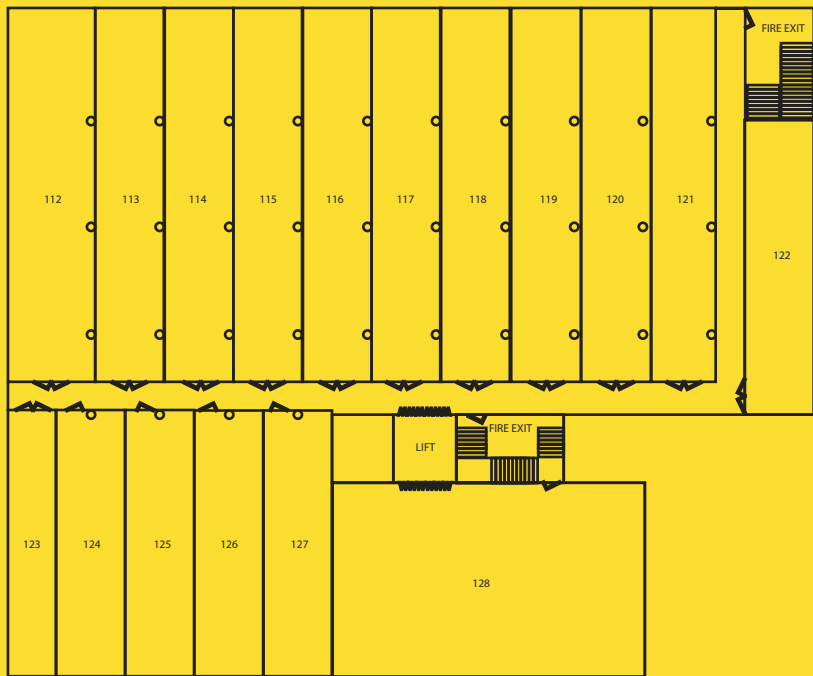
BASEMENT
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 328.03 SQ.M



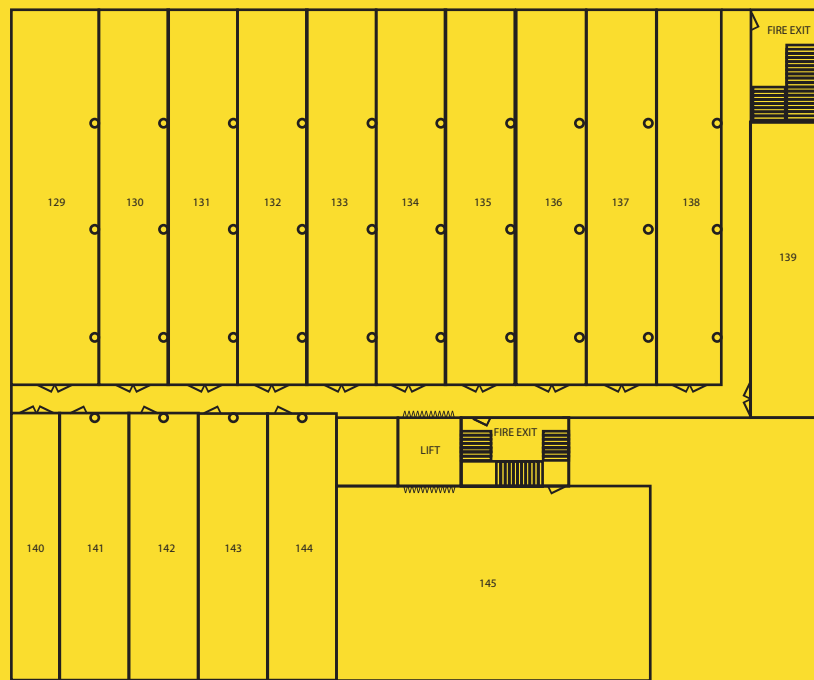
GROUND
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 1,350.74 SQ.M



FIRST
 14,032 SQ.FT
 1,303.61 SQ.M



SECOND
 13,263 SQ.FT
 1,232.20 SQ.M



THIRD
 13,263 SQ.FT
 1,232.20 SQ.M

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Viewing

Viewings are strictly upon request with the appointed agents.
For further information or to arrange a viewing please contact;

Gary Chapman
0161 636 9202
gary@bcrealestate.co.uk

Ben Carroll
020 4536 5500
ben.carroll@assetandestates.com

ASSET & ESTATES

020 4532 7777
ASSETANDESTATES.COM

BC REAL
ESTATE

0161 636 9202
bcrealestate.co.uk

Price

Available upon application.

VAT

VAT will be charged on the let price at the prevailing rate.

Legal Pack

A full legal pack is available upon request

Legal Costs

Each party will be responsible for its own legal costs incurred in any transaction.

Services

We understand that all mains services are either connected or available.

Rates

The property has a rateable value of £40,750.

EPC

The property has an Energy Performance Rating of C.
Further information available on request.