

Good Quality Industrial/ Warehouse Unit with Large Yard

FOR SALE



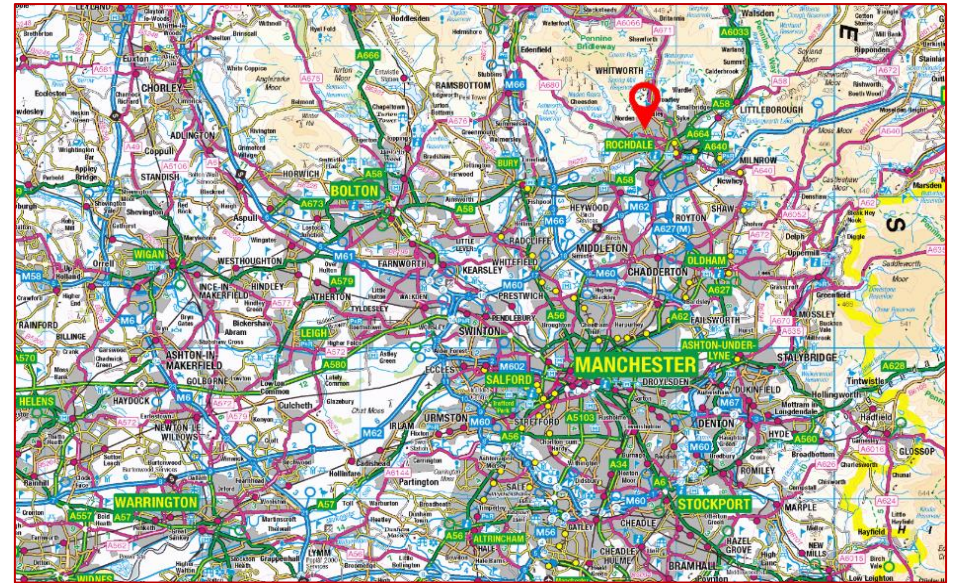
Omerod House, Caldershaw Business Park, Rochdale, OL12 7LQ
29,816 sq ft (2,770 sq m)



Property Summary

The property benefits from the following:

- Level loading
- Secure self contained yard area
- Three phase electricity
- Good quality two storey office accommodation
- Expansion land to the south of the property



Location plan (Crown Copyright. All rights reserved. Licence number 100022432)

LOCATION

Omerod House is located on Caldershaw Business Park an established trading location situated north of Rochdale Town Centre. The unit is accessed from Ings Ln and is less than 5 miles from A58 providing access to both M62 & M66.

DESCRIPTION

The property comprises a single storey detached warehouse/ industrial unit of steel portal frame construction with blockwork elevations under a pitched roof. The property benefits from an integral two storey office block on the front elevation and internal mezzanines.

The warehouse is accessed by a full height roller shutter door.

Externally the unit benefits from a secure yard/ parking area.



ACCOMMODATION

Omerod House	Sq Ft	Sq M
Warehouse	23,532	2,186.2
Ground Floor Office	2,494	231.7
First Floor Office	2,532	235.2
Mezzanine Stores	1,258	116.9
Total	29,816	2,770

TERMS

The property is available on a Freehold basis on terms to be agreed.

BUSINESS RATES

The tenant is to make their own enquiries with the local authority.

EPC

The Energy Performance Certificate is available on request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.



Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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Date of Details: September 2022

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