

Single Storey Industrial/Warehouse Unit to Let

Station Road, Milnrow, Rochdale, OL16 3LS

41,580, sq. ft. (3,863 sq. m.) approx.



Self-contained unit



Eaves height up to 6.6m approx.



LED lighting

0161 228 1001
avisonyoung.co.uk

Single Storey Industrial/Warehouse Unit

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Location:

Forming part of the Renold Plc premises the property is situated on Station Road, directly off New Hey Road, within very close walking distance of Milnrow Metrolink Station.

Rochdale Town Centre is approximately 2 miles to the north west.

Access to the national motorway network is via Junction 21 of the M62 motorway approximately half a mile to the south.

Description:

Following sub-division from our clients' main facility the unit will provide a self-contained industrial/warehouse unit of steel frame construction beneath a pitched roof, with brick elevations and loading via 2 roller shutter doors leading directly on to Station Road.

Internally the eaves height varies between approximately 4.8m and 6.6m. Modern LED lighting is installed.

Mains services are to be sub-divided/separated as appropriate, with 3 phase electricity to be provided.

Various lightweight floor mounted cranes is installed (500kg and 1,000kg capacity) and our clients would consider leaving a number of these cranes in situ if required by an incoming tenant.

Floor Areas:

The total approximate gross internal floor area is 41,580 sq. ft. (3,863 sq. m.)

Terms:

The property is available by way of a new full repairing and insuring lease for a term of up to 5 years.

Any new lease will be excluded from the security of tenure provisions of the Landlord and Tenant Acts to facilitate our clients potentially reoccupying at a future stage upon expiry of the lease.

Rental:

The rental will be £156,000 per annum exclusive, plus VAT

ECP:

A new EPC will be undertaken upon sub-division of the accommodation

Viewing:

By appointment through sole agents Avison Young.

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For further information and viewings

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April 2024

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