



Sterling Works, Ing Lane, Rochdale, OL12 7LQ

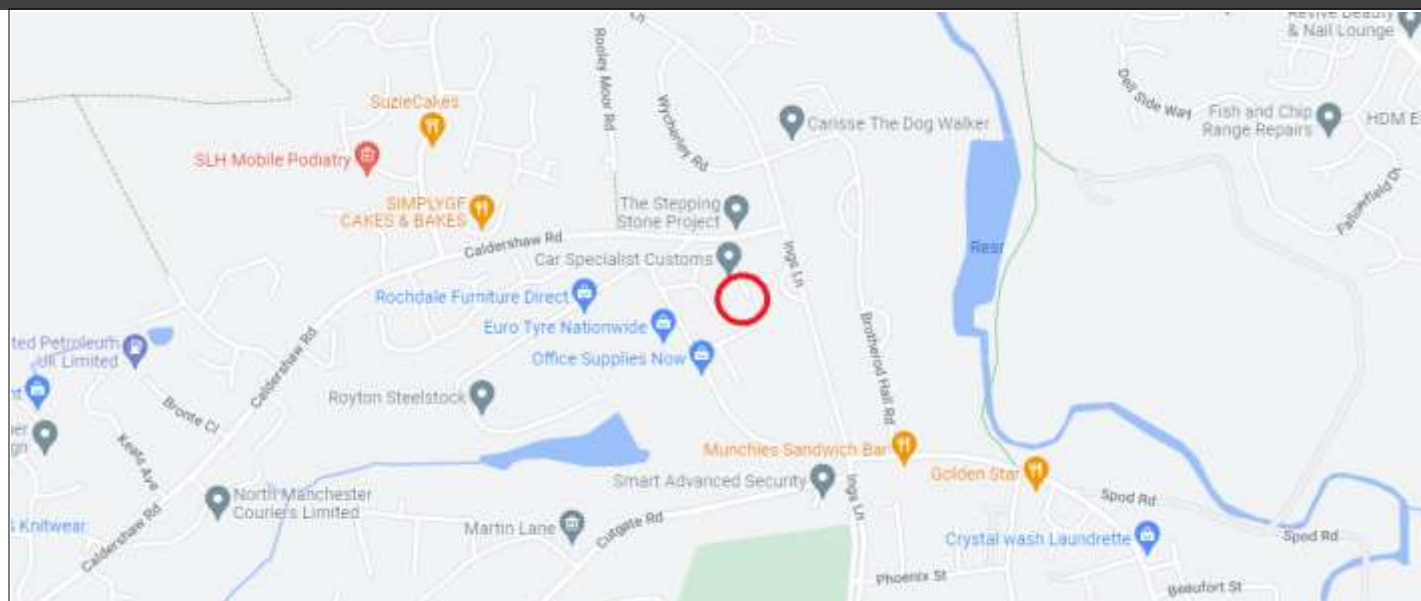
23,642 sq ft approx.

Industrial Warehouse Unit with offices

- Large roller shutter access door
- 7.6m's max height, reducing to 5.5m's
- Advised that there is a large power supply
- **RENT ON APPLICATION**



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Location

The unit forms part of the popular and established Caldershaw Centre off Ings Avenue, Rochdale.

Description

The property comprises of an industrial / warehouse unit with access via a large roller shutter door.

Internal ground floor and first floor offices with canteen and W/C accommodation.

The property benefits from 3 phase electricity and LED lighting.

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

Gary Chapman gary@bcrealestate.co.uk