



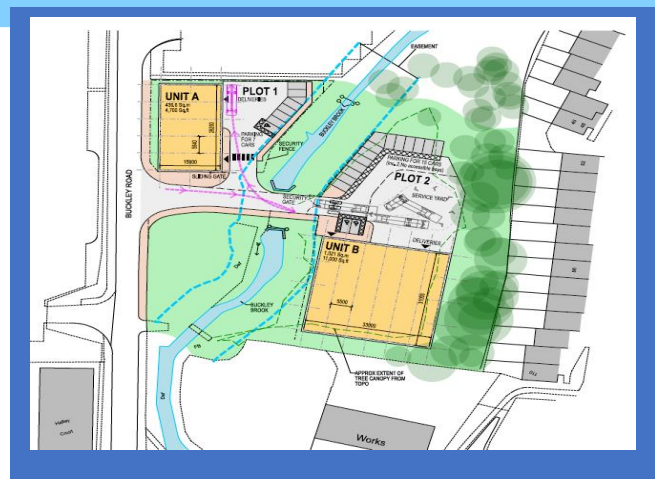
Buckley Road, Rochdale, OL12 9BH

**Unit A – 4,700 sq ft**

**Unit B – 11,000 sq ft approx.**

New Build Industrial Units available ready for occupation March 2024

- New Build Industrial Units
- Located in an established location
- Electric roller shutter door
- **Available to Rent**



## Buckley Road, Rochdale, OL12 9BH



### Location

The site is located on Buckley Road, Rochdale. Buckley Road is an established industrial location and is home to some well-known occupiers such as National Carpets, Penthouse Carpets, Ken Taylor Supplies and British Millerain.

The site is approximately 1 mile from Rochdale Town Centre and is within 3 miles of Junction 21 of the M62.

### Description

The site is located in an established industrial area and the owner is currently building two brand new warehouse units:

- Unit 1 - 4,700 sq ft
- Unit 2 - 11,000 sq ft

The units will be ready for occupation Q1 2024.

### Rental / Price

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

The units are yet to be built and therefore we can't provide a rateable value. We advise that all parties contact the relevant local authority.

### 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 joint agents BC Real Estate & Barton Kendal. Please contact:

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

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)

**Marc Wright** [marc@barton-kendal.co.uk](mailto:marc@barton-kendal.co.uk)