



Unit 7, Smallbridge Business Park, Riverside Drive, Rochdale, OL16 2SH

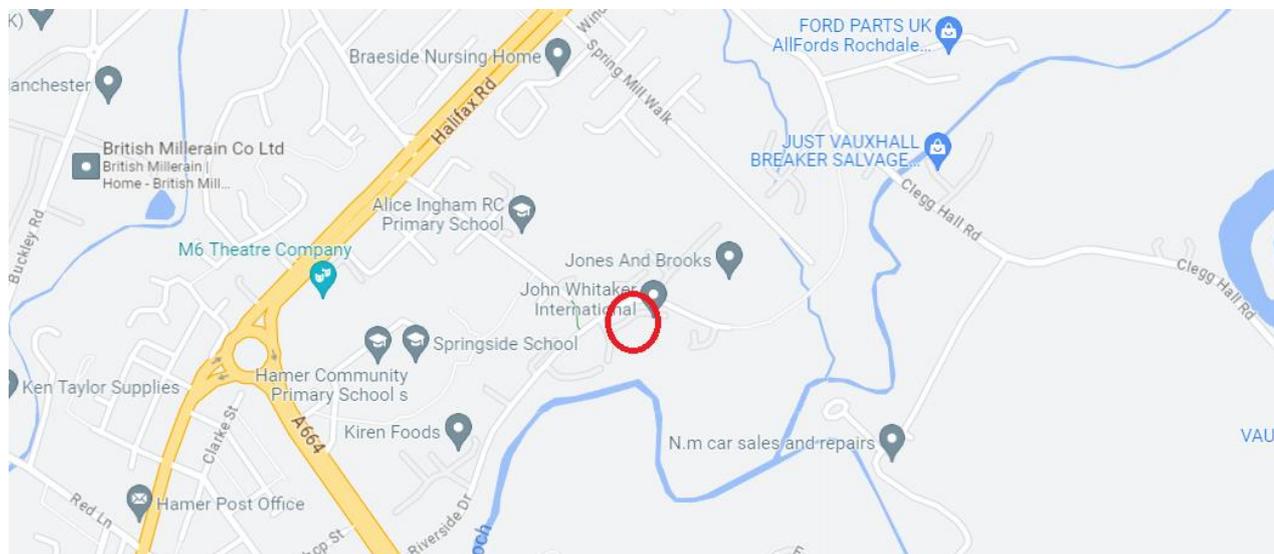
19,300 sq ft

Modern Detached Single Storey Warehouse with Offices

- Approx. 8metre eaves
- 2 loading doors
- Secure concrete yard
- Two storey offices
- **PRICE ON APPLICATION**



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Location

The property is located on Riverside Drive off Albert Royd Street (A664), to the east of Rochdale Town Centre via A58. The property enjoys good access to the M62 via either Junction 21 (2miles) or Junction 20 (3miles).

Description

The property comprises a modern detached warehouse.

It benefits from the following:

- Two level access loading doors
- Circa 8m eaves
- Two storey offices
- Large canopy
- Insulated profile roof
- Large secure yard, with separate car park

Price

The property is available on a freehold basis. The price 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.

Anti Money Laundering

Viewing

Viewings strictly by appointment with agents BC Real Estate & Barton Kendal Commercial. Please contact:

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