

TO LET

FIRST FLOOR - 25,000 SQ FT (2,322.55 SQ M)



- Available for immediate occupation
- Lighting throughout
- New CCTV, intruder alarm and fire alarm installed
- Located 3 miles from Junction 19 M62 Motorway
- Flexible lease terms available
- Immediate access



MUTUAL MILL, ASPINALL STREET, HEYWOOD, OL10 4HP
STORAGE ACCOMMODATION

LOCATION

Mutual Mill is located on Aspinall Street, which lies just off the A58 Rochdale Road East 1 mile from Heywood Town Centre.

The A58 leads directly to Junction 2 of the M66 Motorway 2 miles to the west and access to Junction 19 of the M62 Motorway is provided 3 miles to the east via the A58 and A627(M).

SPECIFICATION

- Open plan mill accommodation
- New CCTV, intruder alarm and fire alarm installed
- Lighting throughout
- 2 loading bays

ACCOMMODATION

The available accommodation comprises the first floor of the mill measuring circa 25,000 sq ft (2,322.55).

EPC

A copy of the Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

The services have not been tested.

RATEABLE VALUE

Any ingoing tenant will be responsible for the payment of business rates for the accommodation they lease. We advise interested parties to make their own enquiries of the local Rating Authority.

PLANNING

We advise interested parties to make their own enquiries of Rochdale Borough Council and satisfy themselves that their proposed use is acceptable.

TERMS

The first floor is available by way of full repairing and insuring leases for terms to be agreed.

Flexible lease terms are available.

RENTAL

The accommodation is available to lease at £2.50 per sq ft.

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

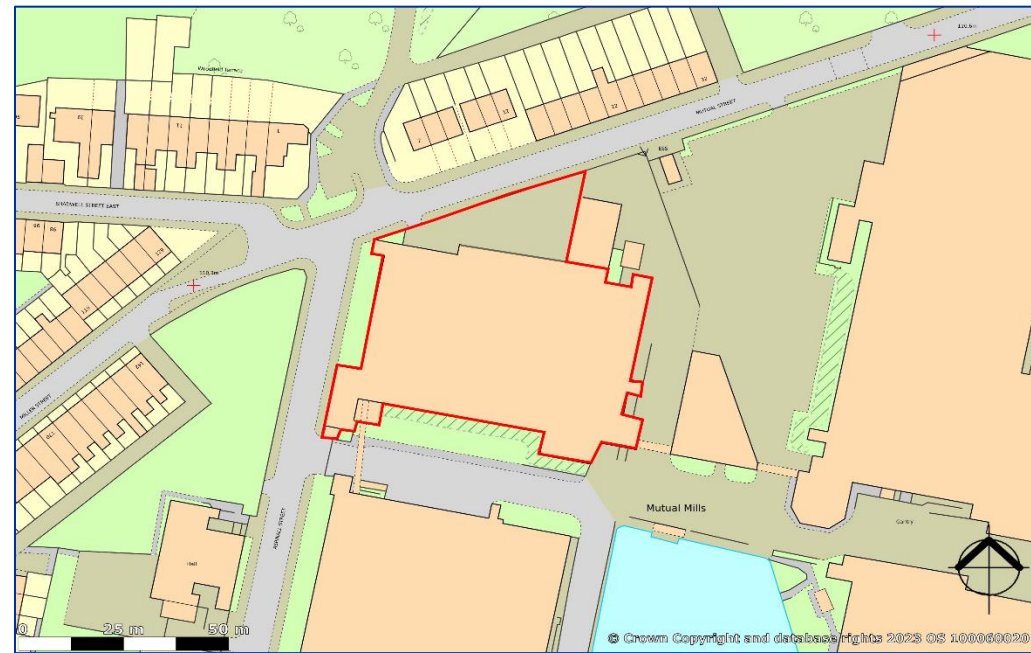
FURTHER INFORMATION AND VIEWINGS

For further information, or to arrange a viewing, please contact:

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