



Peel Mill Market Street, Rochdale, OL12 8HN

£645 Per Month

926.00 sq ft



## Details

Located on Market Street (A671) in Shawforth, Rochdale, Peel Mill is ideally situated on the outskirts of town with easy access to Manchester and the surrounding motorway network. Peel Mill provides six newly created units ranging in size from 926 sqft to 950 sqft.

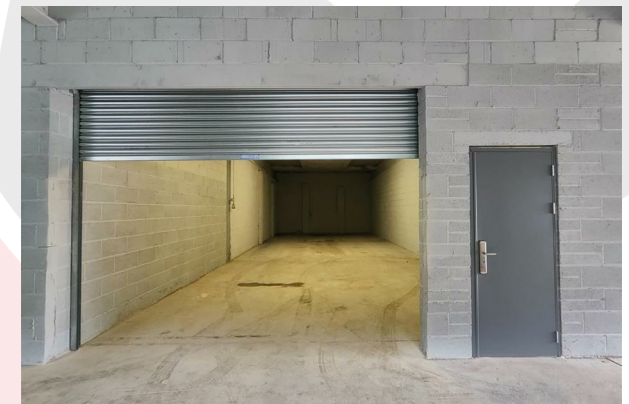
The property units are within a complex that is housed on a secure, gated site. The units provide good quality workshop/storage accommodation with brick elevations beneath a flat roof. Access to each unit is serviced by a dedicated electric roller shutter and steel personnel door. Shared tarmac yard areas are provided to the front of the units.

Internally, the units have been recently created with blockwork walls, concrete floors and LED lighting and are ready for occupiers to tailor to their individual needs. All units have electric supplies and benefit from the use of the communal WCs.

We understand that the premises have the benefit of planning consent for use as B1 (Light Industrial) and B8 (Storage and Distribution). All planning information should be confirmed with the local authority.

The units are available by way of a full repairing and insuring lease for a minimum three-year term. The property is not elected registered for VAT and VAT will not be charged on the rent.

EPC rating is D (85)



## Area Map



## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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