



Peel Mill Market Street, Rochdale, OL12 8HN

£2,500 Per Month

8001.00 sq ft



Area Map



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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Details

Amco Commercial is pleased to bring to market this spacious industrial premises situated in the renowned Peel Mill, located in Shawforth, Rochdale. The site is conveniently located on the outskirts of the town, offering easy access to Manchester and the surrounding motorway network.

Peel Mill, located on Market Street (A671) in Shawforth, is a secure gated site that provides ample on-site parking and a loading area, making it an ideal location for your business.

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.

Unit A, which is available for lease, measures a total of 8,000 sqft and consists of a ground floor with three shutter access points, measuring 4,370 Sqft. In addition, there is a mezzanine level measuring 3,631 Sqft, which includes allocated office/staff rooms for your team.

We understand that the premises have planning consent for use as B1 (Light Industrial) and B8 (Storage and Distribution). However, it is advisable to confirm all planning information with the local authority.

The units are available to lease under an FRI lease and are subject to contract. The property is not elected registered for VAT, and therefore, VAT will not be charged on the rent.

EPC: D (95)

Please feel free to contact our office if you require further details.

Viewing

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

