

# FOR SALE



RogerHannah

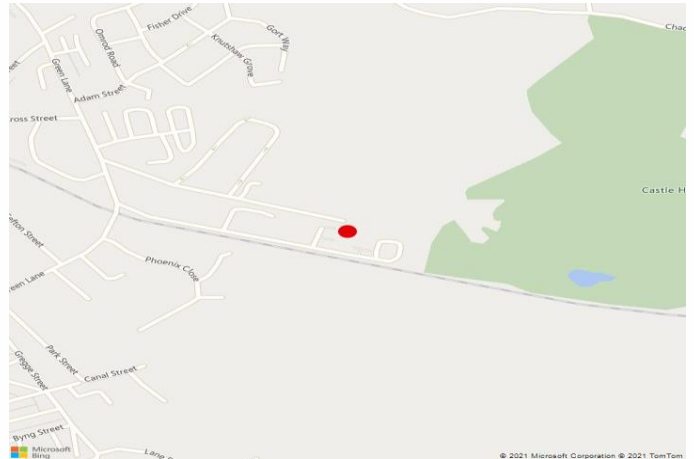


Junction 19 Industrial Park, Green Lane, Heywood, Lancashire, OL10 1NB

**MODERN INDUSTRIAL UNIT**  
4,467 Sq Ft (415.01 Sq M)

- Rare Purchase Opportunity
- 6M to Eaves
- Heating and Lighting Throughout
- Electric Roller Shutter Loading Access
- Easy Access to M62/M60/M66 Motorways
- Secure Fenced Shared Yard Area





## Location

The premises are located on the popular Junction 19 Industrial Estate which is situated just three miles east of Junction 3 of the M66 and within two miles of Junction 19/20 of the M62 motorway. The prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. Access to the premises is off Green Lane which links direct to Manchester Road/Middleton Road linking to the motorway network. The facility is conveniently close to the M60 orbital motorway and Manchester City Centre is approximately 9 miles to the South. Nearby occupiers include AO.com and Elldis Transport. Rochdale Town Centre is located just 2 miles to the north east of the site.

## Description

The property comprises a modern terraced ground floor industrial unit built in the early 1990s. The facility is constructed by way of a standard steel portal frame with a single pitched plastisol roof to an eaves height of 6m (apex 7.5m.).

Internally, the premises comprise warehouse/industrial accommodation including heating and lighting throughout with a mix of LED and fluorescent strips. Loading is via a full height electric roller shutter loading door leading to the fully fenced and secure shared yard/parking area. Ground floor offices and staff amenity areas are present together with both male and female WC facilities. All mains service are present including a 3 phase power supply and the facility is fitted with a security alarm system.

Externally the unit benefits from 9 parking spaces within a fully secure and spacious yard area.

Accommodation (Gross Internal Area)	
Warehouse	4,217 Sq.ft. (391.77 sq m)
Office/amenity	250 sq.ft. (23.24 sq m)
<b>TOTAL</b>	<b>4,467 SQ FT (415.01 SQ M)</b>

## Asking Price

£550,000 exclusive of VAT and Stamp Duty.

## Business Rates

The current business rates payable are:  
£10,728.50

## EPC

The property has an energy performance rating of D.

## VAT

VAT is applicable with the sale of this property.

## Tenure

Freehold.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Julien Kenny-Levick

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## Date of Preparation

18 August 2021