

## 2C COWM TOP INDUSTRIAL ESTATE, COWM TOP LANE, ROCHDALE, OL11 2QA



**3,449 Sq Ft (320.41 Sq M)**

- **MANNED SECURITY**
- **24 HOUR ACCESS**
- **INTERNAL OFFICES**
- **IMMEDIATELY AVAILABLE**

## LOCATION

Cowm Top Business Park is located on Queensway, in Rochdale, which links to the A627 (M), at Junction 20 of the M62 Motorway. The site is in easy reach of the Motorway Network, and with the surrounding Towns of Bury; Oldham; Bolton and Manchester City Centre.

## DESCRIPTION

The unit has a steel portal frame construction, with full height internal blockwork walls and concrete floor. The eaves height is 5.2 metres. The unit is suitable for various uses, including packaging, storage and light manufacturing.

Access is available by way of electric roller shutter measuring 3.0 metres by 3.16 metres high.

Internally there are two offices along with a kitchen and w.c. Externally the unit benefits from a loading area and car parking.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
<b>Total Area</b>	<b>3,449</b>	<b>320.41</b>

(Measurements to be confirmed)

## SERVICES

All main services are installed, with the exception of gas.

## SERVICES RESPONSIBILITY

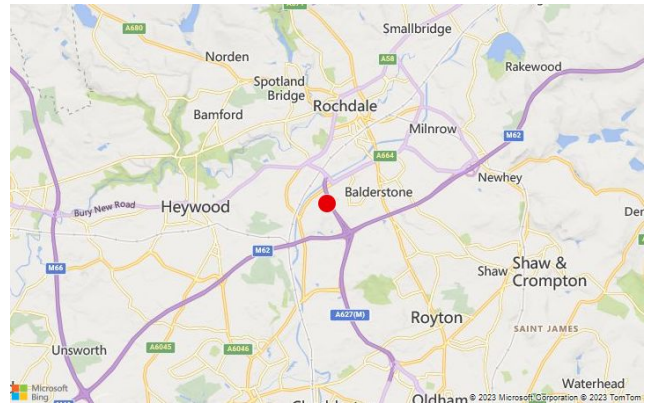
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## RENTAL

£27,600 per annum.

## SERVICE CHARGE

There is a service charge for the upkeep of the estate, along with the manned 24 hour security. This is approximately £3,296.40 per annum, plus VAT.



## LEASE TERM

The unit is available by way of a new full repairing and insuring lease, for a term to be agreed

## BUILDING INSURANCE

The landlords will insure the premises and recharge the cost to the tenant, this is currently £1,735 per annum plus VAT.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

## VIEWING

Strictly by appointment with the sole agents,  
**NOLAN REDSHAW**

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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