

## UNIT A5 AXIS POINT HARESHILL BUSINESS PARK, HILLTOP ROAD, HEYWOOD, OL10 2RQ



**2,557 Sq Ft (237.55 Sq M)**

- **MODERN INDUSTRIAL / WAREHOUSE UNIT**
- **1 MILE FROM JUNCTION 3 OF THE M66 & 1.5 MILES FROM JUNCTION 19 OF THE M62**
- **5 METRE EAVES**



## LOCATION

Axis Point is located at Hilltop Road, just off Hareshill Road, within close proximity to Heywood Distribution Park.

The site is 1 mile East of Junction 3 of the M66 and approximately 1.5 miles from Junction 19 of the M62 Motorway and the new Link Road.

## DESCRIPTION

The property comprises of a mid-terraced, steel framed unit, with an eaves height of 5 metres.

The floor throughout is concrete and the elevations are clad partly in cavity brickwork with double skin profile sheeting above.

The roof is clad in profile steel sheeting, with double skin filon roof lights. There is an office, WC and canteen.

Externally, there is a concrete loading apron and car parking.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
<b>Total Area</b>	<b>2,557</b>	<b>237.55</b>

(Measurements to be confirmed)

## SERVICES

All main services are installed.

## 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

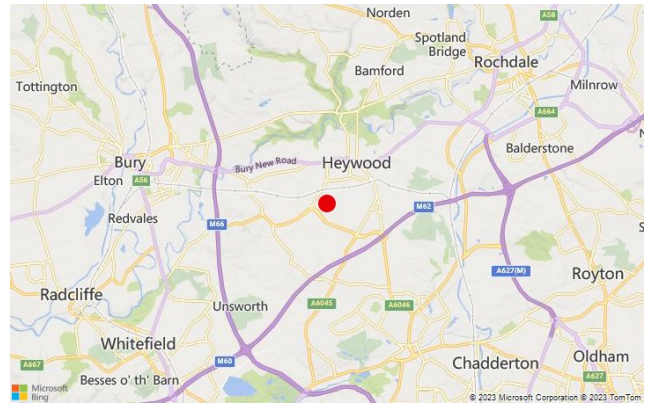
£25,000 per annum.

## LEASE TERMS

A new lease is available by way of a new full repairing insuring lease, for a term to be agreed.

## LEGAL FEES

Each party to be responsible for their own legal fees.



## RATES

We understand the Business rates to be £20,250 per annum. This should be checked with Rochdale MBC Rating Department.

## VAT

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

## EPC

The property has an Energy Performance Rating of C.

## 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)

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@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.



 **0161 763 0828**





# Energy performance certificate (EPC)

Unit A5 Axis Point Hill Top Road HEYWOOD OL10 2RQ	Energy rating <h1>C</h1>	Valid until: <b>8 February 2033</b> <hr/> Certificate number: <b>5241-6154-0492-6072-1573</b>
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Property type Storage or Distribution

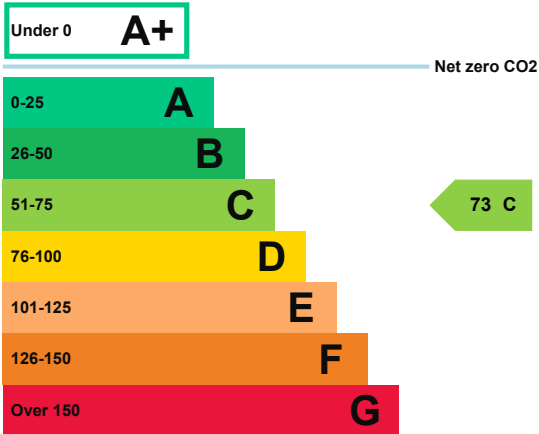
Total floor area 235 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built **4 A**

If typical of the existing stock **18 A**

Properties are given a rating from A+ (most efficient) to G (least efficient).

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Property

# Unit A5, Axis Point, Hareshill Business Park, Heywood, Lancs, OL10 2RQ

## Contents

- [Valuation](#)
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- [Compare properties](#)

## Valuation

Current rateable value (1 April 2023 to present)

£20,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

## Valuations for this property

Valuations <a href="#">Help with Valuations</a>	Effective date <a href="#">Help with Effective date</a>	Rateable value
<b>CURRENT</b> 1 April 2023 to present	1 April 2023	£20,250
<b>PREVIOUS</b> <a href="#">1 April 2017 to 31 March 2023</a>	1 April 2017	£15,500

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Warehouse and premises

Local council

Rochdale

Local council reference [Help with Local council reference](#)

30838X94819386

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)[584378](#)Base rate [Help with Base rate](#)

£80.00

Measurement method [Help with Measurement method](#)

Gross internal area

Transitional relief certificate issued [Help with Transitional relief certificate issued](#)

No

Special category code [Help with Special category code](#)

096G

The Valuation Office Agency (VOA) uses a ‘rental’ method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme 584378](#) which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Description	Warehouse floor areas		
	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value <a href="#">Help with Value</a>
Ground floor warehouse	175	£80.00	£14,000
Ground floor office	61.1	£105.60	£6,452
<b>Total</b>	<b>236.1</b>		<b>£20,452</b>

Valuation

**Total value £20,452****Rateable value (rounded down) £20,250**[Get help with this valuation](#)

## Help with current valuation

How the rateable value is calculated , Show

The rateable value and your business rates bill , Show

Business rates relief , Show

## Compare properties

Compare your property with others like yours and see their:

- rateable values
- rateable value calculations

[Compare properties](#)

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