

FOR SALE/TO LET

Light Industrial/Business Units

offering space in a perfect location on Bridgefold Road, adjacent to Rochdale Cricket Club.



Available Summer 2007

don't miss this perfect catch



LOCATION - The Pavilions are situated on Bridgefold Road adjacent to Rochdale Cricket Club and approximately 1 mile to the west of Rochdale Town Centre. Junction 20 of the M62 is easily accessible via the A6060, A58 and A627(M) providing connection to the regional motorway network.

DESCRIPTION - A new commercial development by Richardson Projects, providing a scheme of light industrial/business units within a courtyard enclosure. The development consists of 9 units designed and built to the highest specification ranging from approximately 2,000 sq ft to 8,000 sq ft. The design allows for multiple units to be combined.



ACCOMMODATION -

Unit A	4,065 sq ft	377.6 sq m
Unit B	2,000 sq ft	185.8 sq m
Unit C	2,000 sq ft	185.8 sq m
Unit D	2,000 sq ft	185.8 sq m
Unit E	3,030 sq ft	281.5 sq m
Unit F	2,675 sq ft	248.5 sq m
Unit G	2,675 sq ft	248.5 sq m
Unit H	2,675 sq ft	248.5 sq m
TOTAL	21,120 sq ft	1,962 sq m

SPECIFICATION -

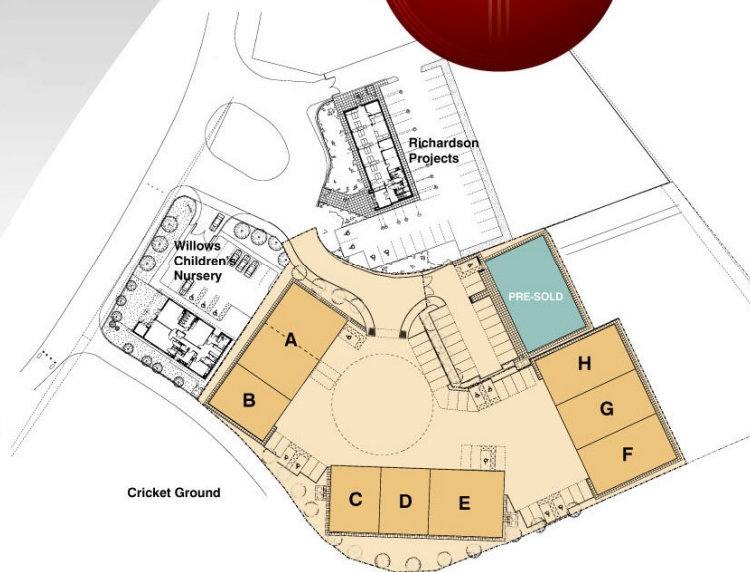
- Steel portal frame construction
- Steel profile cladding to external elevations
- Internal eaves height 6m to underside of haunch
- Floor loading 30 KN per m²
- Electrically operated loading doors

TERMS - Units are available for sale or to let. For further information on prices/rents and current availability please contact the agents. See below.

VAT - Prices/rents where quoted are exclusive of VAT.

VIEWING - To arrange an on-site inspection please contact the sole agents:

Matthews & Goodman on 0161 839 5515.



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Disclaimer

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