



Units 1,2 & 3 Hamer Lane, Rochdale, OL16 2UL

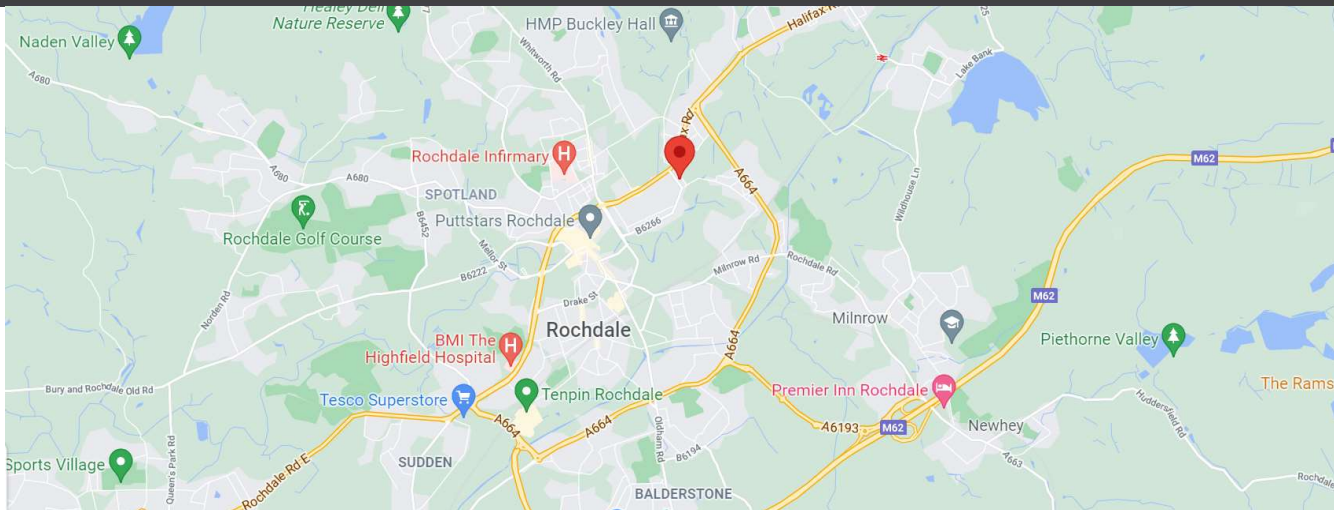
**9,765 sq ft approx.**

Modern Warehouse with Shared Yard

- Secure shared yard
- 5 large access doors
- Offices
- W/C facilities
- **RENT ON APPLICATION**



## Units 1,2 & 3 Hamer Lane, Rochdale, OL16 2UL



### Location

The units are situated on Hamer Lane accessed off Halifax Road (A58). Rochdale Town Centre is within 1 mile. The property enjoys good access to the motorway network via junction 20 or 21 of the M62.

### Description

#### Unit 1:

The unit comprises a single storey warehouse with offices, first floor mezzanine storage and a kitchen facility. The unit benefits from 2 large loading doors and a secure shared yard together with ample parking to the front. Internally the property benefits from an office and reception area with part mezzanine above, together with Male/Female/Disabled W/C facilities.

Total: **5,811 sq ft approx.**

#### Unit 2 and 3:

The unit comprises a single storey warehouse immediately to the rear of unit 1 and benefits from 3 loading doors and a secure yard shared with unit 1. Internally the property benefits from an office and reception area with part mezzanine above.

Total: **3,882 sq ft approx..**

### Sale

The property is for sale. Price on application. Units 2 and 3 – 5 year leases from May 2019. Further information available on request.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

**John Barton**

[john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman**

[gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)

**BC REAL ESTATE****0161 636 9202**  
bcrealestate.co.uk