



Unit 2-4, Primrose Street, Rochdale, OL12 6AW

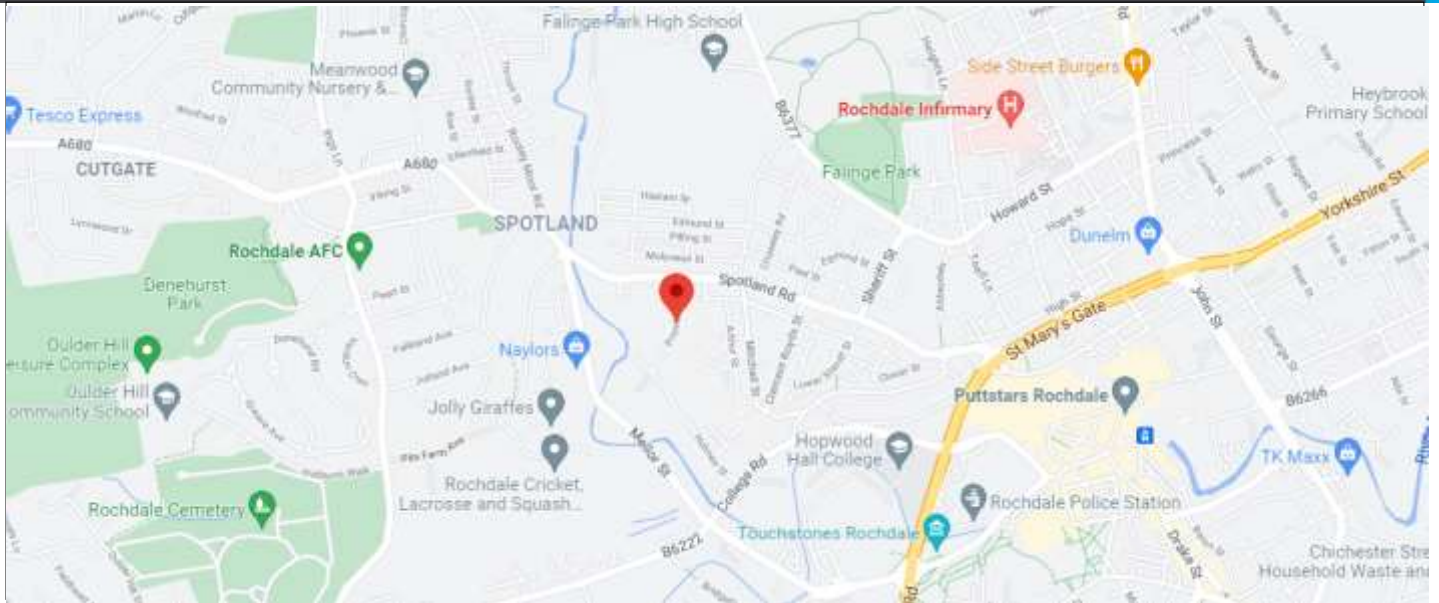
11,700 sq ft approx.

Single Storey Warehouse unit with offices

- 3 level access doors
- Secure gated yard
- A loading door per bay
- Integral offices / WCs
- **PRICE ON APPLICATION**



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Location

The property is situated on Primrose Street, on the outskirts of Rochdale Town centre. The property is an established commercial and is adjacent to the newly developed Evolution Business Park.

Description

Formally 3 individual unit. Concrete framed warehouse units with access via large roller shutter door.

Unit 2: Internal ground floor office, trade counter & WC, 1st floor offices and shower room.

Unit 3: Internal ground and first floor offices with kitchen area and WC. Ground floor is 3,090 sq ft and 1st floor is 1,685 sq ft

Unit 4: has an internal office and WC, with a large roller shutter access door. The ground floor is 2,633 sq ft. The property benefits from 3 phase electricity, gas and a mixture of LED, fluorescent strip and sodium lighting.

Price

The property is available on a sale basis. The price is available on application.

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 & Barton Kendal. Please contact:

John Barton

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