



SCHOOL LANE | ROCHDALE | OL16 1QR



3,438 sq ft (319 sq m)

**SINGLE STOREY
4 BAY WAREHOUSE/WORKSHOP/INDUSTRIAL
BUILDING WITH
LARGE CAR PARK AND ROAD FRONTAGE**

Fringe of Rochdale town centre position
Established commercial area
Road frontage
Suit various trades/professions, subject to consent

TO LET

DESCRIPTION

The property is a single storey 1960s built former garage and petrol filling station of brick construction with a solid concrete floor and large forecourt with overhanging canopy.

Internally the property provides an open plan workshop area which is effectively laid out into 4 bays with this surmounted by a pitched roof supported on light steel trusses and a floor to ceiling height to the underside of the trusses approximately 12 feet. The property also accommodates an adjacent integrated former showroom area and is considered suitable for a number of trades/professions, subject to appropriate consent.

An internal viewing of the property is thoroughly recommended.

LOCATION

The property occupies a prominent position on School Lane at its junction with Moore Street. Drake Street is close by which provides immediate access to Rochdale town centre and the local road network.

The area is an established mixed commercial/industrial and residential locality and as such the property will be of interest to various occupiers, subject to appropriate consent.

Please refer to attached location map.

FLOOR AREA

It is estimated that the floorspace in total extends to a gross internal floor area of 3,438 sq ft

SERVICES

We understand that all mains' services are connected.

The property has strip fluorescent lighting and a gas fired hot air blower installation.

EPC

Available on request.

RATES

Rates details on application.

LEASE TERMS

The property is available To Let on a new lease for a period to be agreed and the lease to be on full repairing and insuring terms.

Rent £17,000/annum, exclusive

VIEWING

By prior appointment with the Sole Agents:
Haughton Warburton on 0161-839-0080.



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