

TO LET

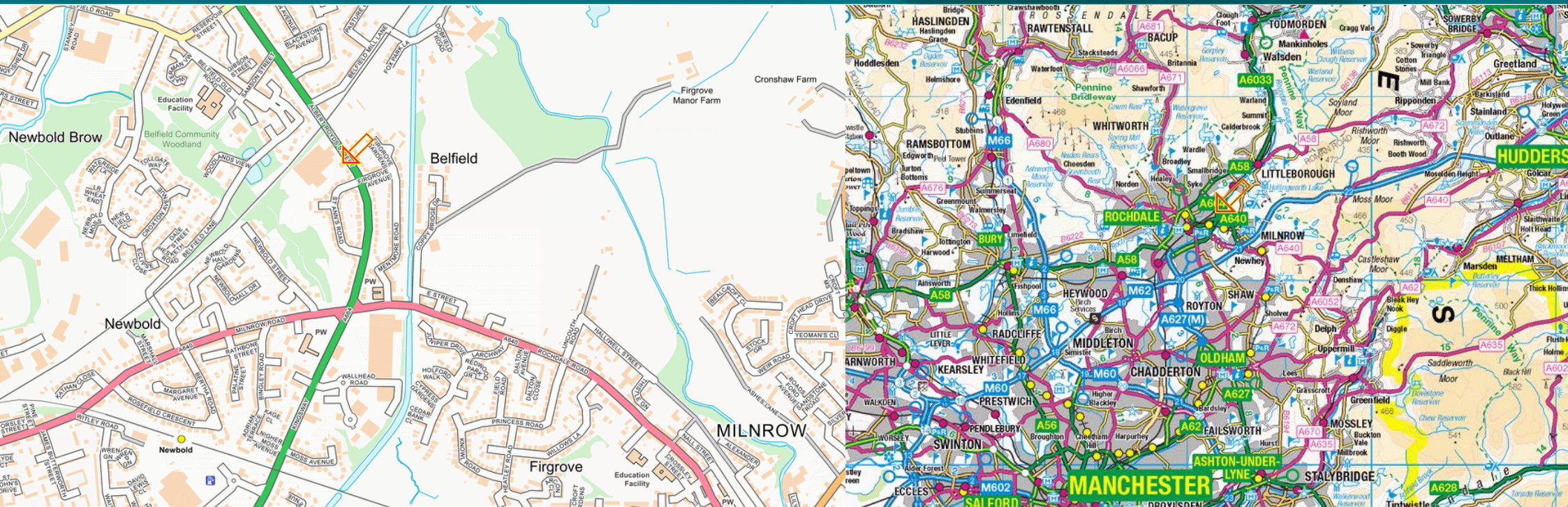
WAREHOUSE PREMISES AND SECURE YARD



- 2,998.75 sq m (32,280 sq ft)
- 8.8m to Haunch
- Racking (4000 pallets approx.)
- 5 no Dock Loading Doors
- 1 no Ramp Access Loading
- Approximately 2 miles from J21 of M62

UNIT 1 BELFIELD HALL FARM, ALBERT ROYDS STREET, ROCHDALE OL16 5AA

0161 833 9797 www.wtgunson.co.uk



LOCATION

The property is situated off Albert Royds Street (A664 – Rochdale Bypass) to the rear of Littleborough Carpets and Go Local Extra. Junction 21 of the M62 motorway is approximately 2 miles to the south and Rochdale Town Centre and Railway/Metrolink Stations are approx. 1.5 miles to the west.



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DESCRIPTION

Unit 1 comprises a substantial warehouse unit of steel portal frame construction beneath a pitched steel sheet roof with part brick/blockwork, part steel clad elevations. The unit has an 8.8m (approx.) to haunch height. There are 6 no roller shutter loading doors (5 dock loading and 1 with ramp access). The unit benefits from sodium lighting throughout.

There is a separate first floor office, accessed via a staircase from within the warehouse, which has a suspended ceiling with inset lighting and carpeted flooring. There are WC and kitchen facilities also on this level.

Externally, there is a good sized, secure, concrete surfaced yard for loading and parking.

ACCOMMODATION

From measurements taken on site, we understand that the approximate gross internal floor areas are:

AREAS	Sq m	Sq ft
Warehouse	2,925.11	31,487
Office/Kitchen/WCs	73.64	793
TOTAL	2,998.75	32,280

SERVICES

We understand that mains drainage, three phase electricity and water are available to the property. We are informed that the offices are sub metered and usage is recharged. Prospective Tenants should confirm that utilities available are sufficient for any specific requirements.



1 King Street
Manchester M2 6AW
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wtgunson
commercial property consultants



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TERMS

The property is available for a term to be agreed on an effective full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of the insurance premium, payable annually in advance.

RENT

£200,000 per annum, exclusive.

VAT

We are informed that VAT is payable in addition to the rent and other costs quoted, but this is subject to formal confirmation.

LEGAL COSTS

An ingoing Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation.

LANDLORD & TENANT ACT 1954

The Lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

Prospective Tenants are advised to contact the rating department at Rochdale MBC to confirm business rates payable.

LOCAL AUTHORITY

Rochdale MBC (t) 01706 647 474 (w) www.rochdale.gov.uk

EPC

C (52).

VIEWING

Strictly by appointment with the joint agents:

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Date of Preparation: September 2024



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