

FOR SALE/ TO LET



Jape One Business Park, Shawclough Road, Dell, Rochdale, OL12 6BZ

30,000 sq ft (approx.)

Warehouse/Industrial Unit with Offices

- 6m to haunch
- Roller Shutter Doors
- Single storey offices
- 250kva
- RARE FREEHOLD OPPORTUNITY







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Location

The properties are located on the Winsford Industrial Estate. Offering easy access to M6 J18 which is 5 miles away via the A54.

Description

Various units comprising of a warehouse with offices and benefits from the following:

- 6m eaves
- 2 drive in loading doors
- Offices with kitchen / WCs
- Gas and boiler centre heating
- 250kva power supply
- Gated car park with space for 30 cars

Rental

The property is available on a Freehold or Leasehold basis. The price/rental 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. Please contact:

John Barton

john@bcrealestate.co.uk

Gary Chapman

gary@bcrealestate.co.uk



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