



Unit 5, Alma Industrial Estate, Regent Street, Rochdale, OL12 0HQ

**C2,407 sq ft approx.**

## Modern Warehouse

- Modern Warehouse
- Close to the M62 motorway
- Large shared yard
- Integral offices
- Level access loading door

## Unit 5, Alma Industrial Estate, Regent Street, Rochdale, OL12 0HQ



### Location

The property forms part of the popular Alma Industrial Estate, at the corner of Regent Street and Watts Street, adjacent to Rochdale Town Centre.

The property enjoys reasonably good access to the motorway network, either via the A627(M) to junction 20 of the M62 or the new link junction through the Kingsway Business Park to junction 21 of the M62.

Alma Industrial Estate is a popular well managed established development with a range of local and national businesses.

### Description

The unit comprises of a modern single storey workshop premises, with large roller shutter door access and a good range of support office accommodation including gents and ladies wc's, and kitchen.

Externally, the property benefits from a large shared circulation yard and ample dedicated parking.

### Rental

The property is available on a leasehold basis.

The rent 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.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### 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**

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