



Unit 8 Magnum Trade Park, Fishwick Street, Rochdale, OL16 5NP

Modern Warehouse / Trade Unit

Summary

Tenure	To Let
Available Size	4,187 sq ft / 388.99 sq m
Rent	Rent on application
Rates Payable	£16,740 per annum
Rateable Value	£38,750
EPC Rating	C (63)

Key Points

- Ideal for both trade counter & general warehouse users
- Located on a well established trade counter estate
- 6m eaves height
- Secure site with CCTV
- Good access to both Jct 20 & Jct 21 of the M62
- Neighbouring occupiers include Screwfix, City Plumbing, Plumbase, Crown Decorating Centre, Dulux Decorator Centre & Toolstation

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Rateable Value	£38,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Location

The unit is situated on Magnum Trade Park which is a purpose built trade counter estate located in Rochdale. The estate is located on the edge of Rochdale Town Centre in a high profile location close to the intersection between Fishwick Street and Milnrow Road (A640) which is the main arterial route linking Rochdale town centre and Junction 21 of the M62. Both Junction 20 and 21 M62 are within 2 miles of the property.

Description

The subject property occupies an end terrace location within Magnum Trade Park and is located directly opposite the entrance to the estate. The unit is of steel portal frame construction with profile metal clad elevations and roof with an eaves height of 6m. The unit is accessed via a full height drive in door. Externally the estate benefits from communal parking, good security provisions with monitored CCTV and gated entrance.

Accommodation

The property extends to a gross internal area of 4,187 sq ft.

Terms

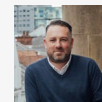
The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



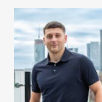
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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