

# Gifford Dixon

Commercial Property

## Industrial, Workshops To Let

£40,000 per annum

8,171 sq ft

**Unit 3 Holland Street,  
Heywood, Rochdale, OL10  
4JZ**

Workshop/Industrial Unit with  
loading yard to rear

- Close to Heywood Town Centre
- Roller shutter access to front and rear
- 3.35m eaves clearance
- Mezzanine floor providing useful storage
- Office block including reception and w/c's
- Suitable for light industrial, workshop or warehousing activities

0161 667 1317  
gifforddixon.co.uk





## Description

The property comprises a modern single storey end terrace light industrial unit of traditional steel portal frame construction beneath a pitched plastisol roof with inset roof lights. The external elevations are a mixture of brick, render and corrugated profile cladding.

Internally the unit benefits from a solid concrete floor and strip lighting throughout, with a 3 phase power supply, gas warm air blowers and fresh air cooling systems. The ground floor provides largely open plan workshop/warehouse space, with loading access via a rear manual roller shutter door which opens out on to the demised yard (neighbouring properties have rights of access only over this land to their units).

An office block occupies one corner of this unit, providing office space, reception and w/c facilities. There is also a partitioned showroom within the warehouse which can be retained or removed to suit the ingoing tenants needs. A mezzanine has been added down the first part of the length of the warehouse and provides useful storage and a further office/staff room. The clearance under this mezzanine measures 3.46m.

## Location

Unit 3 Holland Street is situated in a central, mixed-use commercial and residential pocket of Heywood. The area blends industrial activity with strong community convenience, placing a wide variety of essential shopping, dining, and daily amenities right on its doorstep. The property benefits from excellent transport links as follows:

**Highways:** Situated near the M62 motorway (Junction 19), providing quick access to Manchester and Leeds.

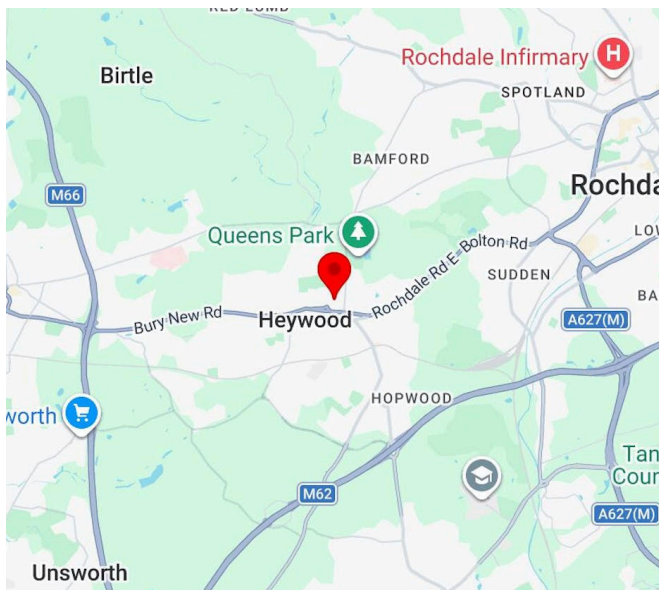
**Rail:** The closest main railway station is Rochdale Train Station, located a short drive to the north-east



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## Accommodation

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Warehouse	5,252	487.93	Available
Ground	Office block	514	47.75	Available
Mezzanine	Office	198	18.39	Available
Mezzanine	Storage	2,207	205.04	Available
<b>Total</b>		<b>8,171</b>	<b>759.11</b>	

## Terms

The premises are available by way of a new FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

## Business Rates

Rateable Value - £27,000 (from 1st April 2026)

Rates payable, based on the standard small business multiplier are believed to be in the region of £11,664 based on a rate of 0.432p/£.

Interested parties are advised to make their own enquiries with Rochdale City Council regarding any relief that may be available to them

## Services

We understand that mains gas, electric, water and drainage are connected to these premises.

## Legal fees

Each party are to be responsible for their own legal costs incurred in this transaction.

## VAT

We understand that VAT is applicable to the rent on this unit.

## Availability

Available Immediately

## Summary

- Rent: £40,000 per annum
- Business rates: £11,664 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (100)
- Lease: New Lease
- Terms: 6 years

## Further information

- [View Microsite](#)

## Contact & Viewings

Steven Gifford-Dixon  
0161 667 1317  
steven@gifforddixon.co.uk

**Gifford Dixon**

Commercial Property

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