



TO LET

Unit 1 Haynes Street, Rochdale. OL12 0UW

Modern detached workshop unit with extensive internal offices.

5,120 ft² (475.7m²) approx

- * Detached unit adjacent to town centre
- * High office accommodation
- * New lease available



RENT: £25,000 p.a., Exclusive + VAT
VIEWING: BY APPOINTMENT WITH SOLE AGENT

Barton Kendal Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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Unit 1 Haynes Street, Rochdale

LOCATION

The property lies between Haynes Street and Watt Street close to the junction of Whitworth Road and adjacent to Rochdale Town Centre and adjoining City Electrical Factors.

GENERAL DESCRIPTION

Modern detached workshop unit with good quality ground and first floor offices.

Loading access/yard to the front together with Parking.

FLOOR AREAS

The property provides the following approximate gross internal floor areas.

Ground Floor - 2,617 ft²
First Floor - 2,503 ft²
Total - 5,120 ft² (475.7 m²)

LEASE TERMS

The property is offered "To Let" by way of a new tenants full repairing and insuring lease for a term of years to be agreed, incorporating periodic rent reviews.

RENTAL

£25,000 per annum. + VAT

RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value: £18,000
Rateable value from 1/4/2023 - £21,500

All parties are advised to satisfy themselves as to the Rateable Value.

EPC - Available on request

SERVICES

All mains services are believed to be connected, including a three phase electricity supply and warm air gas heating.

We do not check services or equipment and as such, cannot guarantee that they are in working order

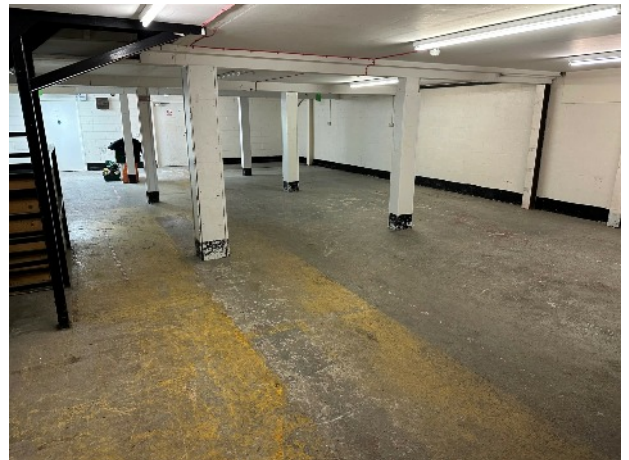
PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

SUBJECT TO CONTRACT

The property is offered subject to formal contract/lease.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS - [BARTON KENDAL](#)
Contact Marc Wright 01706 353794



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