



FOR SALE

Strand House, Rugby Road, Rochdale OL10 4EP

Single storey workshop/warehouse unit

with 2 storey offices and secure yard

9,310 sq.ft. (865 sq.mts) approx

OFFERS INVITED ON £300,000

VIEWING: BY APPOINTMENT THROUGH AGENT



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LOCATION

Situated close to Rochdale Town Centre and enjoying reasonably good access to the motorway network via either junction 20 at Rochdale or junction 21 at Milnrow, over the Kingsway Business Park.

The property is situated at the head of Rugby Road, adjacent to Rugby Road Industrial Estate, accessed off Halifax Road (A58) and close to Rochdale Town Centre.

GENERAL DESCRIPTION

Modern detached industrial/warehouse unit with 2 storey attached offices and secure gated yard.

The warehouse/workshop is of steel portal frame construction with an eaves height of approximately 5.9 metres, reducing to 5.4 metres within a side annexe.

There is a large, electrically operated roller shutter door giving access to the rear yard.

Also within the warehouse is a 4 tonne gantry crane (all interested parties should ensure this is working correctly - not tested).

A range of private and general offices are provided at ground and first floor level.

Externally, there is a secured gated yard together with parking to the front of the offices.

FLOOR AREAS

The approximate gross internal floor area is as follows :-

9,310 sq.ft. (865 sq.mts)

This is made up as follows :-

Workshop/Warehouse - 5,520 sq.ft. (512.8 sq.mts)

Offices - 3,790 sq.ft. (352 sq.mts)

TERMS

The property is offered For Sale at a price of 'Offers Invited on £300,000'

RATING

According to the Valuation Office on-line rating list, the property is assessed in the 2010 draft rating list as follows:-

Rateable Value	£28,000
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All interested parties are advised to make their own enquiries of the local Rating Authority as to the amount of rates payable.

USE

In past use, the property was for warehouse distribution purposes together with associated offices.

All interested parties are advised to make their own enquiries of the local Planning Authority as to their intended use.

VIEWING

Strictly by appointment with sole agents [BARTON KENDAL 01706 353794](#) - contact Steve Barton / Marc Wright.

www.barton-kendal.co.uk

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