

FOR SALE

UNIT 101 PHOENIX INDUSTRIAL ESTATE, ROCHDALE

Manufacturing / Distribution Unit 6,532 sq ft sq.ft. - 607 sq.mtrs approx

- Workshop/manufacturing/Warehouse unit.
 - High quality two storey offices
 - Large roller shutter access doors
 - Rare Opportunity to Purchase
 - Large common tarmac yard



ASKING PRICE: £675,000

VIEWING: BY APPOINTMENT THROUGH

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

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UNIT 101 PHOENIX INDUSTRIAL ESTATE. OL10 2JG

LOCATION

The unit forms part of the popular and established Phoenix Industrial Estate, (off Green Lane), Heywood.

TENURE

We are advised the the property is leasehold on the the below terms: 124 years from 31 July 1989

GENERAL DESCRIPTION

Steel portal framed workshop/manufacturing/warehouse unit with access via large roller shutter door.

VAT

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

High quality internal ground and first floor offices with reception, various private offices, board room, canteen/kitchen area, WC accommodation. There is air conditioning to some offices

LEGAL COSTS

Each party will be responsible for their own legal costs.

The property benefits from 3 phase electricity, gas supply and a mixture of LED, fluorescent tube and sodium lighting.

SUBJECT TO CONTRACT

The property is offered subject to formal contract

To the front is a large, communal service yard and parking.

VIEWING

Strictly by appointment with joint agents:

FLOOR AREA

GIA - 6,532 sq.ft. - 607 sq.mtrs approx.

[BARTON KENDAL 01706 353 794](tel:01706353794) - contact Marc Wright.
[BCRE - 0161 636 9202](tel:01616369202) - Contact John Barton

TERMS

The unit is available for sale at an asking price of £675,000.

USE

The current occupiers use the property for storage and distribution.

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

OCCUPATION

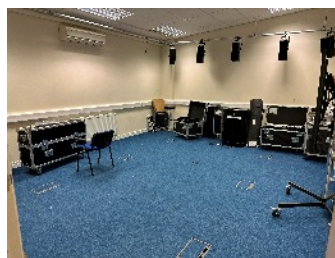
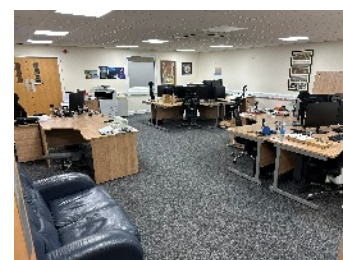
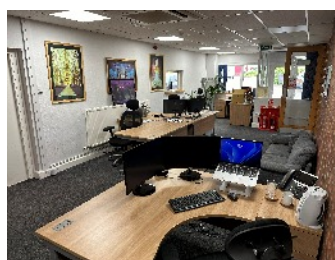
Available upon completion of legal agreement.

RATES

We understand the property is currently assessed for rates as follows:

2023 Rateable Value £36,250

All interested parties are advised to confirm the rating assessment to their own satisfaction.



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