

For Sale

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

COMMERCIAL PROPERTY

Unit at Sherwood Park, Queensway Rochdale, Lancashire OL11 2NU



 **c 14,366** sq ft
(1,335 sq m)

Modern Unit with extensive good quality office accommodation.

- Comprehensively Refurbished
- Rare Freehold Property
- Within 0.5 mile of A627(M) providing direct access to M60 and national motorway network.

0161 885 3232
youngandco.org.uk

Dean Young
07825 170 475
dean@youngandco.org.uk

COMMERCIAL PROPERTY

Unit at Sherwood Park, Queensway Rochdale, Lancashire OL11 2NU



Description

The property comprises a detached single storey warehouse with internal two storey offices. The premises have recently been comprehensively refurbished throughout and are of steel portal construction with part brick and part steel clad elevations. Loading is by three drive in loading doors. There are cranes (10, 5 & 3 tonne) in the unit (which are available by separate negotiation) - these can be retained or removed at the purchaser's request.

The property as an eaves height of c 6M and offers clear uninterrupted working space. The offices are well fitted and provide a mix of open plan, private offices and boardroom space, together with toilets and kitchen facilities.

Location

Situated on the established Queensway Business Park which is located off Queensway (A664).
J20 M60 is c 0.75 mile to the south (accessed via the A627M).
Rochdale Town Centre is c 2 miles to the north and Manchester City Centre is c 12 miles to the south.

Accommodation

The property has been measured in accordance with RICS guidelines and is formed as follows:

	sq ft	sq m
Office Accommodation	4,024	374
Warehouse Area	10,342	961
Total	14,366	1,335

("not to scale" - floor plans are available upon request)

Price

Available upon application.

VAT

VAT will be charged on the sale price at the prevailing rate.

Legal Costs

Each party will be responsible for its own legal costs incurred in any transaction.

Services

We understand that all mains services are either connected or available.

Rates

The property has a rateable value of £51,500.
Rates payable £28,068 pa.

EPC

D (79)

Viewing

Strictly by prior appointment with the sole agents Young and Co (contact Dean Young)



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Sept 2024.