

# To Let

**Young  
&co**  
PROPERTY  
CONSULTANTS  
LIMITED

COMMERCIAL PROPERTY

**Unit 1, Sherwood Business Park, Queensway,  
Rochdale, Lancashire OL11 2NU**



 **c 4,900** sq ft  
(455.21 sq m)

**Very prominent modern industrial/warehouse unit**

- Excellent access to the M60/M62
- Within 0.5 Mile of A627(M) providing direct access to the motorway network
- Suitable for Warehousing or Trade Counter type uses (Subject to Planning)

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COMMERCIAL PROPERTY

# Unit 1, Sherwood Business Park, Queensway, Rochdale, Lancashire OL11 2NU



## Description

The property comprises a semi detached modern unit which is prominently located at the entrance to Sherwood Business Park.

Construction is of steel portal frame with brick and metal profile elevations and a metal profile clad roof. It offers excellent warehouse/industrial space with loading by a roller shutter door from a large shared yard.

Internally the property is fitted out to provide a mix of open warehousing space, a stores area and reception on the ground floor with good quality private and open plan offices on the first floor. There are mezzanine stores which can be retained or removed upon request.

Eaves height is c 5M.

## Location

Situated on the established Sherwood 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
Ground Floor - Warehouse/Workshop	3,500	324.90
First Floor - Mezzanine/Offices	1,400	130.31
<b>Total</b>	<b>4,900</b>	<b>455.21</b>

## Rent

Available upon application.

## VAT

Rent/Terms quoted are exclusive of, but may be liable to VAT.

## 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 £16,750 (from 01/04/23). The property/some occupiers might qualify for business rates relief. Interested parties should make their own enquiries.

## EPC

The property has an EPC rating of E. Further information on request.

## Viewing

Viewing is strictly by prior appointment with the sole agents Young and Co (contact Dean Young).



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