

EXTERNAL STORAGE YARD TO LET



MERE LANE DEPOT ROCHDALE OL11 3TD 0.17 Acres (0.07Hectares) – 7,473 sq. ft. (694.25m²)

- Secure storage site, with concrete base.
- Close to Town Centre and Railway Station.
- All external storage uses considered (excluding scrap metal/car breakers or car repairs)
- Flexible lease available.

Estates & Asset Management
Floor 3, Number One Riverside, Smith Street, Rochdale OL16 1XU

☎ 0300 303 8880

✉ estates@rochdale.gov.uk

🖥 rochdale.gov.uk/property



ROCHDALE
BOROUGH COUNCIL

MERE LANE DEPOT ROCHDALE OL11 3TD

Location

The site is located in a mixed residential and commercial area abutting the main railway line approximately 0.5 miles south of Rochdale town centre. There are a number of workshops and factory premises close by and the principal access to the site is via double metal gates from Mere Lane.

Description

The site is primarily rectangular in shape and is located off Mere Lane behind a 2m high brick wall. The site is flat, with predominantly a concrete base and is suitable for basic external storage and will appeal to car storage, builders yard or similar.

Terms

The Depot is available at an annual rent of **£7,500 pa** exclusive on lease terms to be agreed.

We understand that VAT will not be payable. All offers in writing to Rochdale Borough Council at the address above.

Services

We believe Mains electricity, gas, water and drainage are available within the adopted highway.

Rateable Value

Not Assessed.

Energy Performance Certificate (EPC)

Not Applicable

For more information please contact **Michael Smith** at Rochdale Borough Council Estates & Asset Management Division on **01706 924179**.

MERE LANE DEPOT ROCHDALE OL11 3TD



22 Milkstone Road and Mere Lane Depot, Rochdale, OL11 3TD

Scale 1:1250



© Crown copyright.

MISREPRESENTATION ACT 1967

Rochdale Borough Council for themselves and as the vendor or lessor of this property give notice that: these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact. Any intending purchaser or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The council do not make or give, nor does any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

PROPERTY MISREPRESENTATION ACT 1991

These details are believed to be correct at time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.