



**TO LET**

## **Unit 8 Logic, Kingsway Business Park, Rochdale. OL16 4NW**

Relatively new single storey industrial/warehouse unit

3,076, ft<sup>2</sup> - (285.8 m<sup>2</sup>) approx

- Modern Industrial / workshop premises
- Excellent access to the M62 motorway
- 5 parking spaces
- Available Now



**VIEWING: BY APPOINTMENT THROUGH AGENT**  
**ANNUAL RENT: £32,250 + VAT**

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

[www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) Tel: 01706 353794

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# Unit 8 Logic, Kingsway Business Park, Rochdale

## SITUATION

Kingsway Business Park is located close to Junction 21 of the M62. Manchester City Centre is approx. 12miles away and Leeds approx. 31 Miles.

Occupiers on the Business Park include Amazon, Asda, JD Sports, CR Laurence, E.ON and Takeuchi.

## DESCRIPTION

A modern single storey warehouse of steel portal frame construction.

The unit benefits from the following:

- WCs
- Access via a large level access loading door
- 3 phase electricity
- 5 Dedicated parking spaces
- Solid concrete warehouse floor (50kn/m2)

## FLOOR AREA

The property provides the following approximate gross internal floor area

Total GIA 3,076 ft<sup>2</sup> - (285.8 m<sup>2</sup>) approx

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## TERMS

A new FRI lease to be agreed at an annual rent of :£32,250 pa

## SERVICE CHARGE

The property is subject to a service charge in respect of common external yard, landscaping and boundary maintenance and CCTV provision.

## USE

All interested parties are to satisfy themselves as to their intended use with the local Planning Authority.

VAT - All the above figures are exclusive of but may be subject to VAT.

## RATING

According to the Rating Office the property is currently assessed for rates as follows:

Rateable Value - £22,250

This should be confirmed by direct enquiry with the local Rating Authority.

VIEWING STRICTLY BY APPOINTMENT WITH JOINT AGENTS

**BARTON KENDAL** - 01706 353794 - contact Marc Wright

**BCRE** - 0161 636 9202 - John Barton or Gary Chapman



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