



## TO LET

Eagle Technology Park, Eagle Way, Rochdale, OL11 1TQ

Newly refurbished, modern Workshop/Distribution Unit - (726.5 m<sup>2</sup>) 7,820 sq ft approx. ft<sub>2</sub> approx

- \* Shared gated yard with approximately 12 parking spaces
- \* Includes good offices and staff facilities.
- \* Close to Town Centre with good access to motorway network
- \* Part of the popular and established Eagle Technology Park



**RENTAL: £60,000 p/a**

**VIEWING: BY APPOINTMENT WITH SOLE AGENT**

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

[www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) Tel: 01706 353 794

E: [marc@barton-kendal.co.uk](mailto:marc@barton-kendal.co.uk)

# Eagle Technology Park, Eagle Way

## LOCATION

Eagle Technology Park is located within a 3 minutes' drive of the A627M which provides direct access to the M62 motorway.

The unit is also situated within 1.5 miles of Rochdale Town Centre.

Surrounding occupiers include the likes of Kerf Developments, Dunphy Combustion Ltd, Fix Auto and Northgate Vehicle Hire.

## GENERAL DESCRIPTION

The property comprises of a modern high bay warehouse and benefits

from the following:

- Steel portal frame construction
- Circa 6 metre eaves
- Access via full height electric loading door
- Two storey offices
- 12 car parking spaces

## FLOOR AREAS

The building has the approximate floor areas.

Warehouse

Ground & First Floor Offices

Total 726.5 m<sup>2</sup> - 7,820 ft<sup>2</sup>

## TERMS

The property is offered "To Let" by way of a new tenants repairing/maintaining lease on terms to be agreed.

## RENT

Annual rental £60,000 plus VAT

*There is a service charge levied on site. Approx £800 p/a.*

## RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value - £36,000 2023 Assessment

All parties are advised to satisfy themselves as to the Rateable Value.

## USE

The property was last used for workshop with storage and offices. All interested parties are advised to make their own enquires of the Local Planning Authority as to their intended use.

## Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been Reached

## VIEWING STRICTLY BY APPOINTMENT AGENTS

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

BCRE - Contact John Barton - [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

## SUBJECT TO CONTRACT

The property is offered Subject to Contract/Lease.



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