



FOR SALE

Unit 1 Lincoln Business Park, Lincoln Close, Rochdale, OL11 1NR

Detached Workshop/Distribution Unit - (793 m²) 8524 ft² approx GIA

- * The business park is gated and fenced and the unit has a shared gated and fenced yard
- * Includes good offices and staff facilities.
- * Close to Town Centre with good access to motorway network
- * Part of the popular and established Lincoln Business Park



ASKING PRICE: £825,000

VIEWING: BY APPOINTMENT WITH SOLE AGENT

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

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Unit 1 Lincoln Business Park, Lincoln Close

LOCATION

Lincoln Business Park is located on Lincoln Close, off Oldham Road, Close to Rochdale Town Centre and a 5 minute drive from the A627M which provides direct access to the M62 motorway.

GENERAL DESCRIPTION

The property comprises of a detached workshop/warehouse and benefits from the following:

- Steel portal frame construction
- Circa 5.2 m eaves
- Access via full height loading door
- Two storey offices
- Shared secure gated yard

FLOOR AREAS

The building has the approximate floor areas.

Ground Floor	600 sq.m - (6,447 sq.ft)
First Floor	193 sq.m - (2,077 sq.ft)
Total	793 sq.m - (8,524 sq.ft)

TERMS

The freehold property is offered FOR SALE at an asking price of £825,000

RATING

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

Rateable Value - £47,500 2026 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

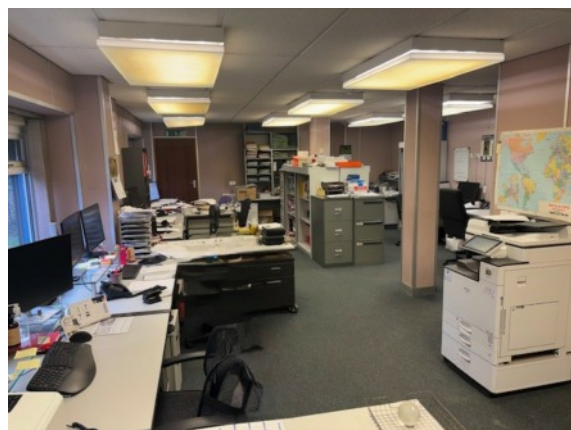
VIEWING STRICTLY BY APPOINTMENT AGENTS

BARTON KENDAL - Contact Marc Wright - 01706 353794

BCRE - Contact John Barton - john@bcrealestate.co.uk

SUBJECT TO CONTRACT

The property is offered Subject to Contract/Lease.



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