



**TO LET**

## Unit 1 Haynes Street, Rochdale

Modern detached workshop unit with extensive internal offices.

5,120 ft<sup>2</sup> (475.7m<sup>2</sup>) approx

- \* Detached unit adjacent to town centre
- \* High office accommodation
- \* New lease available



**RENT: £22,000 p.a., exclusive**

**VIEWING: BY APPOINTMENT WITH SOLE AGENT**

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

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# Unit 1 Haynes Street, Rochdale

## LOCATION

The property lies between Haynes Street and Watt Street close to the junction of Whitworth Road and adjacent to Rochdale Town Centre and adjoining City Electrical Factors.

## GENERAL DESCRIPTION

Modern detached workshop unit with good quality ground and first floor offices.

Loading access/yard to the front together with Parking.

## FLOOR AREAS

The property provides the following approximate gross internal floor areas.

Ground Floor - 2,617 ft<sup>2</sup>  
First Floor - 2,503 ft<sup>2</sup>  
Total - 5,120 ft<sup>2</sup> (475.7 m<sup>2</sup>)

## LEASE TERMS

The property is offered "To Let" by way of a new tenants full repairing and insuring lease for a term of years to be agreed, incorporating periodic rent reviews.

## RENTAL

£22,000 per annum.

## RATING

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

Rateable Value: £18,000

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

EPC - Available on request

## SERVICES

All mains services are believed to be connected, including a three phase electricity supply and warm air gas heating.

We do not check services or equipment and as such, cannot guarantee that they are in working order

## PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract/lease.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS - [BARTON KENDAL](#)  
Contact Marc Wright 01706 353794

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

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