



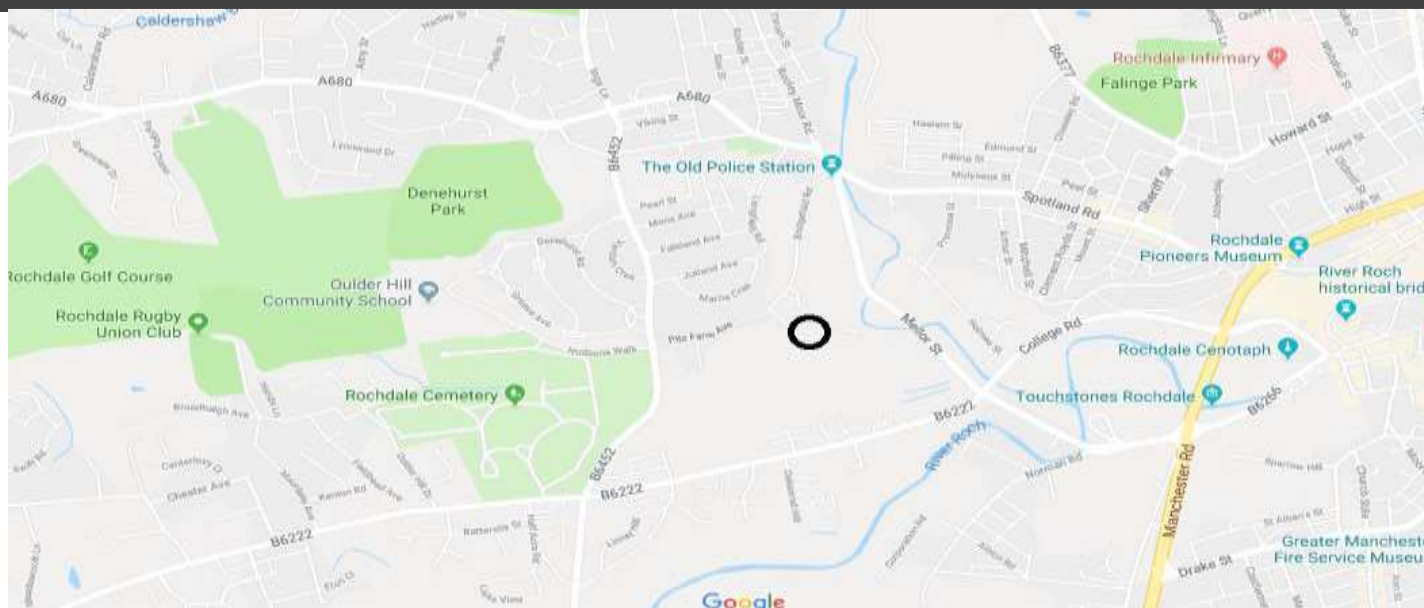
Unit 8B, The Pavilions, Bridgefold Road, Rochdale, OL11 5BX
2,029 sq ft approx.

Modern light industrial / business unit

- Modern unit with offices
- Large shared secure yard
- Loading door
- **PRICE ON APPLICATION**



Unit 8B, The Pavilions, Bridgefold Road, Rochdale, OL11 5BX



Location

The property forms part of 'The Pavilions' situated on Bridgefold Road, adjacent to Rochdale Cricket Club approx. 1 mile west of Rochdale Town Centre. The property enjoys easy access to the M62 motorway via junction 20 and the A627M

Description

A modern single storey industrial/warehouse unit within secure courtyard enclosure off Bridgefold Road. The property has the benefit of Two internal offices together with kitchen and WC facilities. There is a good-sized loading door. Externally there is a common concrete service yard and 3 parking spaces.

Rental

The property is available on a sale basis.

The price is available on application

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with joint agents BC Real Estate and Barton Kendal. Please contact:

John Barton john@bcrealestate.co.uk

Marc Wright marc@barton-kendal.co.uk