



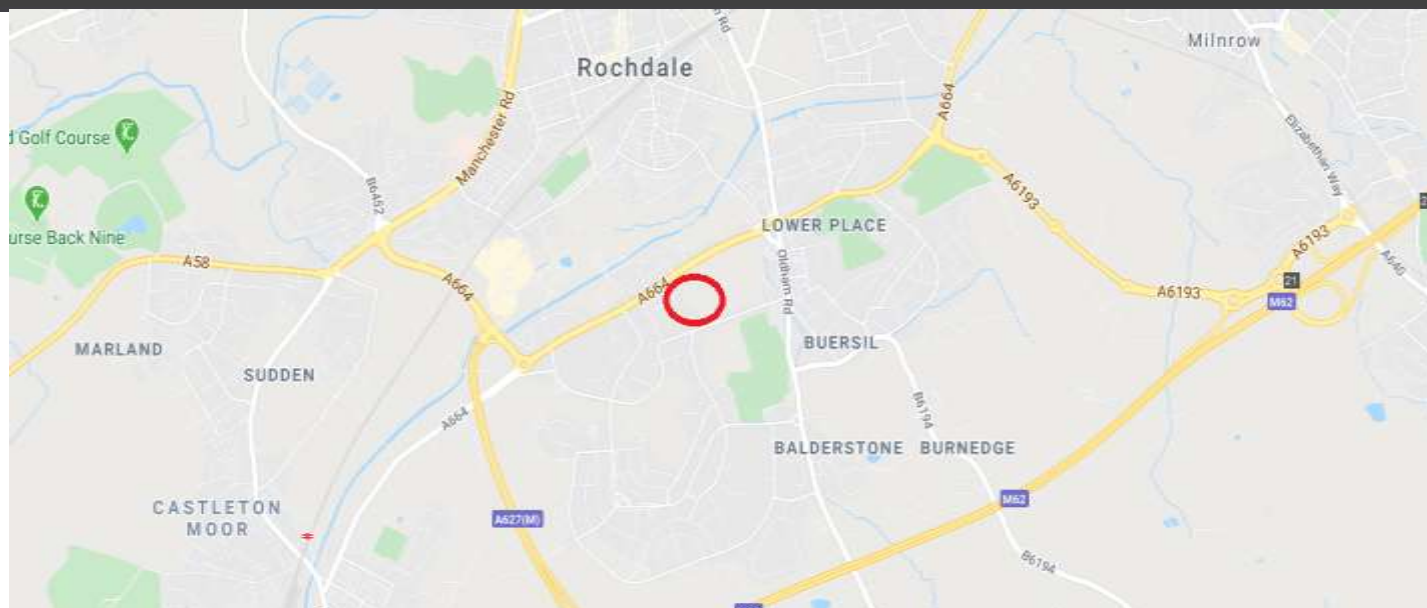
Eagle Technology Park, Eagle Way, Rochdale, OL11 1TQ

7,820 sq ft approx.

Modern Warehouse Unit with offices

- Modern Refurbished Warehouse
- 6 metre eaves
- Two storey offices
- Electric roller shutter door
- **RENT ON APPLICATION**

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



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.

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
- 9 car parking spaces

Rental

The property is available on a leasehold basis.

The rent 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 agents BC Real Estate. Please contact:

John Barton

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