



INVESTMENT FOR SALE

**Unit C Mitchell Hey Business Park, College Road,
Rochdale, Lancashire. OL12 6AE**

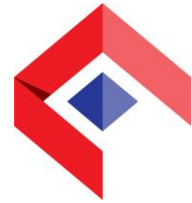
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Office also in Maidenhead



Location

The building is situated in Rochdale which is approximately 15 miles to the north of Manchester and 32 miles to the southwest of both Leeds and northeast of Liverpool. The property is to the northwest of the town centre on the perimeter of both the main retail area and also a densely populated residential area. The building is accessed from a main road leading out of the town centre.





Description

The building comprises of a gross internal area of approximately 27,700 sq. ft., over ground floor and mezzanine. It is constructed of a steel portal frame with brick/blockwork walls and metal sheet cladding. There is an insulated pitched roof incorporating rooflights. There is a small proportion of well-presented office accommodation over ground and first floor.

The building benefits from solid concrete flooring, warm air heating and excellent vehicle access for deliveries. There is also ample parking to the front and side.

Tenant

Acegate (Manufacturing) Limited who have been in occupation since 2005, they are a long established sheet metal manufacturer, established in 1996.

Lease terms

To be a new lease completed simultaneously upon completion of the sale for a period of ten years.

Open market rent review at the end of the fifth year.

Full Repairing and Insuring with a Schedule of Condition to be attached to the lease.

Rent - £103,000 per annum exclusive.

Tenure

The premises are for sale by way of a long leasehold term of 250 years from 31 January 2005, therefore, approximately 230 years remaining.

EPC

D79.

Price

we are inviting offers in the region of £1.5m (One million, five hundred thousand pounds).

For further information please contact Simon O'Brien:

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