



Detached Modern Warehouse

16,260 sq ft approx.

**UNIT 6, BLUEBERRY BUSINESS PARK, OFF A664
KINGSWAY, ROCHDALE, OL16 5DB**

- Secure concrete yard
- 7.7m eaves
- Two storey integral offices
- **TO LET**



LOCATION

The unit is located on Blueberry Business Park, which is accessed from Kingsway (A664).

The property is well situated being approximately 1 mile from junction 21 of the M62 motorway and on the door step to Kingsway Retail Park.

Kingsway Retail Park is home to Asda, McDonald's, The Range, KFC, Greggs and Costa.

DESCRIPTION

A modern detached steel portal frame warehouse benefitting from the following:

- 2 level access door onto a secure yard
- 7.7 metre eaves
- Recessed lighting, carpet and radiators to the offices
- lighting and heating to the warehouse

ACCOMMODATION

Unit 6	Sq Ft
Warehouse	15,113
Offices	1,147
Total	16,260

TERMS

The property is available on a leasehold basis only.

LEGAL COSTS

Each party will pay their own legal costs

RENTAL

The quoting rent is available on application

RATING

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

VAT

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

VIEWING

Viewing strictly by appointment with joint retained agents BC Real Estate & Barton Kendal Please contact:

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