MORRIS DEAN

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

FOR SALE/TO LET

Modern single storey industrial unit with trade counter use
189.55 sq.m. (2040 sq.ft.)

UNITS 11 & 12 LINGARD BUSINESS PARK off WOOD STREET ROCHDALE OL16 5QN

- 2 interconnected steel portal framed industrial units built 1990
- Established trade counter use
- Adjacent forecourt car parking
- Peripheral town centre location with easy access from Oldham Road, Molesworth Street and Milnrow Road

UNITS 11 AND 12 LINGARD BUSINESS PARK off WOOD STREET ROCHDALE

Description

The property comprises a single-storey industrial unit forming part of an established small business park built in 1990. It is of steel portal framed construction, enclosed with cavity brickwork and metal cladding, beneath a metal deck roof. The maximum internal eaves height is approximately 3.7m. Trade counter use has been established since 1990.

Location

Location is in an established commercial area ½ mile or so south of the town centre, conveniently placed for access to main arterial routes including Oldham Road, Molesworth Street and Milnrow Road. Access to the M62 at Junctions 20 or 21 is within 3 miles.

Accommodation

Warehouse/workshop 16.7m x 11.35m overall
with twin loading/entrance doors, trade counter, kitchenette, toilet compartment.

The gross internal floor area extends to 189.55 sq m (2040 sq ft).

External

Forecourt loading/car parking area.

Terms

The property is available to let by way of a new full repairing and insuring lease for a minimum term of 3 years at a commencing rent of **£12,500** per annum exclusive or is available for sale at an asking price of **£115,000 (One Hundred and Fifteen Thousand Pounds)**

Services

All mains services are connected

Heating is provided by roof mounted gas warm air heaters, together with air conditioning units to the offices.

Rateable Value

RV £8,900

Town Planning

The unit is believed to have the benefit of Class B1 (light industrial) and Class B8 (storage and distribution) uses. However, interested parties are advised to make enquiries of the local Planning Department in order to determine if their use is acceptable.

Viewing

Strictly by appointment with the sole Agents, Morris Dean, Farriers Chambers Smith Street Rochdale OL16 1TU. Telephone 01706 638341. Contact Tom Quinn or Paul Marshall. Email :. thomasq@morrisdean.co.uk paulm@morrisdean.co.uk

Ref JDR/GI/79108
Date : 25th April 2012

Viewing

Strictly by appointment with the sole Agents, Morris Dean, Farriers Chambers Smith Street Rochdale OL16 1TU. Telephone 01706 638341. Contact Tom Quinn or Paul Marshall. Email :. thomasq@morrisdean.co.uk paulm@morrisdean.co.uk

Ref : TQ/dm/79108
Date 13th March 2013

Morris Dean
Farriers Chambers
Smith Street, Rochdale, OL16 1TU
Tel: **01706 638341** Fax: **01706 644247**

E-mail: **info@morrisdean.co.uk**
Web: **www.morrisdean.co.uk**

RICS

PROPERTY MISDESCRIPTIONS ACT 1991
MORRIS DEAN for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1.These particulars do not constitute any part of an offer or contract. 2.The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract.

Energy Performance Certificate

Non-Domestic Building

HM Government

Abbey Architectural Ironmongery Co Ltd
Unit 11-12 Linguard Business Park, Wood Street
ROCHDALE
OL16 5QN

Certificate Reference Number:
0274-3022-0316-0600-1601

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

68 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	301
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

61 If typical of the existing stock

Morris Dean
Farriers Chambers
Smith Street, Rochdale, OL16 1TU
Tel: **01706 638341** Fax: **01706 644247**

E-mail: **info@morrisdean.co.uk**
Web: **www.morrisdean.co.uk**

RICS

PROPERTY MISDESCRIPTIONS ACT 1991
MORRIS DEAN for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1.These particulars do not constitute any part of an offer or contract. 2.The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract.