

# For Sale

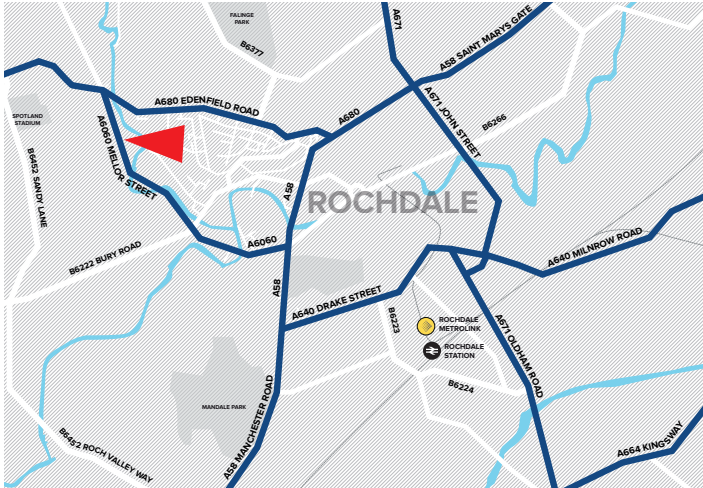
## Industrial / Warehouse Unit with Offices



71,910 sq ft approx.  
(6,683 Sq m)

MELLOR STREET  
**ROCHDALE**  
OL11 1PF





## Location

The property is situated in a prominent position fronting Mellor Street, a short distance from Rochdale Town Centre and having easy access to the M62 motorway (Junction 20) within three miles approx.

## Description

Originally constructed as a purpose built bus depot, the property is of varying constructional type (mainly concrete frame / steel frame construction) providing large open spans of industrial / warehouse space which also incorporates a range of commercial vehicle workshop areas and a former bus wash.

The unit benefits from the provision of loading via two very large roller shutter doors on opposite elevations together with heating, lighting and a very substantial electricity supply. Extensive two storey offices are provided to the front elevation.

Internally, eaves heights vary between approximately 5 metres to 5.7 metres throughout the main area rising to approximately 6.5 metres in the rear extension.

NOTE – Various chilled / cold store rooms are currently installed within the warehouse in line with the current owner's operational requirements. It is intended that these areas will be decommissioned and removed prior to the completion of any sale however, if interested parties can derive benefit from them remaining in the property, the vendors are prepared to discuss them remaining insitu.



## Accommodation

The approximate gross internal floor area is as follows:-  
71,910 SQ FT (6,683 SQ M)

## Price

£1.85 Million plus VAT Subject to Contract.

## EPC

An EPC has been prepared and is available upon request.

## VAT

VAT will be charged where applicable at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs.

## Viewings

Strictly by appointment through the sole agent:



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