

## **UNIT 2, BLUEBERRY BUSINESS PARK, KINGSWAY, ROCHDALE, OL16 5DB**



**2,557 Sq Ft (237.55 Sq M)**

- **REFURBISHED GROUND FLOOR OFFICES**
- **MODERN BUSINESS PARK**
- **11 CAR PARKING SPACES**
- **LED LIGHTING**



## LOCATION

Blueberry Business Park is situated off the A664 Kingsway and is adjacent to Kingsway Retail Park. The estate is at the junction of Rochdale Road (A640) with Kingsway (A664). It has excellent access to junction 21, M62 which is within 1 mile. Manchester City Centre is approximately 10 miles to the south west. Rochdale town centre is approximately 1 mile to the west.

## DESCRIPTION

The property comprises a detached office building constructed in 2002 of steel frame construction with full raised access floors; suspended ceilings and LED lighting.

The accommodation is arranged on the ground floor incorporating an attractive entrance; male and female WC's and is largely open plan office accommodation.

## ACCOMMODATION

<b>Total Area</b>	<b>237.64 Sq Ft</b>	<b>22.08 Sq M</b>
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(Measurements to be confirmed)

## RENTAL

£12.00 per sq ft exclusive.

## LEASE TERMS

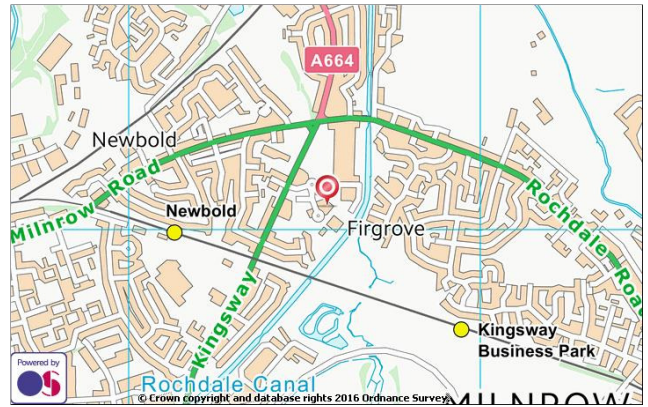
The premises are available on a new full repairing and insuring lease on terms to be agreed.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

The current rateable value is £51,250 (2017 valuation).



## VAT

Rents quoted are exclusive of but will be liable to VAT.

## EPC

The building has an EPC rating of 'C'.

## VIEWING

Strictly by appointment with the agents:

### NOLAN REDSHAW

Contact : Jonathan Pickles  
Tel: 0161 763 0825  
Email: jonathan@nolanredshaw.co.uk

Contact : Paul Nolan  
Tel: 0161 763 0822  
Email: paul@nolanredshaw.co.uk



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