



LET

OFFICE BUILDING

CIRCA 2,500 Sq ft (232.25 Sq m)



Unit S

Birch Industrial Park
Whittle Lane
Heywood
Rochdale
OL10 2SX

LOCATION

Situated in a rural location, *Birch Industrial Park* is located some 8½ miles north of *Manchester City Centre* and strategically located approximately 2½ miles from both *Junctions 18* and *19* of the *M62 Motorway*, providing *Orbital* and *National Motorway Network*.



Unit S, Birchwood Industrial Park, Heywood, OL10 2SX

DESCRIPTION

Birch Industrial Park comprises in excess of **280,000 sq ft** of industrial, manufacturing and warehouse accommodation on a site of approximately **32 acres**.

The site provides an office building of **2,500 sq ft**.

SERVICES

The existing occupiers, who include *Vodafone* and *IBM*, benefit from excellent on-site security and maintenance staff, all of which are included in a highly competitive service charge.



TERMS

New leases are available on terms to be agreed.

RENTAL

Upon application.

RATING INFORMATION

Rateable Value **£14,500 per annum.**

Rates Payable **£0.462** for 08/09 (Please confirm this information with the Local Rates Authority)

FURTHER INFORMATION/VIEWINGS

Strictly by appointment with the sole agents, Beesleys Ltd.