

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



**TONG LANE  
WHITWORTH  
ROCHDALE  
OL12 8BG**

- Workshop / Warehouse Units
- Convenient town centre location
- 70.23 sq.m. (756 sq.ft.)

## LOCATION

Situated at the edge of Whitworth town centre which is located midway between Rochdale and Bacup.

Tong Lane is accessed off Market Street (A671) the main arterial route through Whitworth.

## DESCRIPTION

Workshop / warehouse units within a substantial mill complex.

Unit 11 includes an office and is located within the second floor.

## ACCOMMODATION

Unit 11	756 sq ft	70.23 sq m
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## SERVICES

Mains electric is available to all units. Electricity is via a landlord's supply.

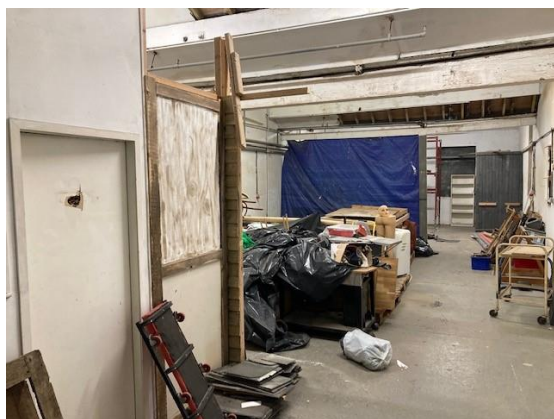
It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

Details upon request. Due to the size of the units, Small Business Relief may be available.



## RENTALS

Unit 11	£195 per month
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Rentals are quoted exclusive of VAT. The landlord invoices electricity via a sub-metered supply.

## LEASE TERMS

The units are available on an internal repairing basis with a term of years to be agreed incorporating rent reviews at appropriate intervals.

A minimum term of three months.

## DEPOSIT

One month rental deposit to be lodged with the landlord.

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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