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COMMERCIAL CIRCLE



Secure Commercial Yard To Let – Caldershaw Business Park, Ings Lane, Rochdale, OL12

2,250 sq ft - £1,700 PCM

1,150 sq ft - £1,000 PCM

- Secure commercial yard
- Capacity for approximately 18 vehicles
- Located within established business park
- Secure gated access
- CCTV monitored site
- Good vehicle access and manoeuvring space
- Well-connected Rochdale location
- Easy access to Bury and Greater Manchester
- Convenient access to the motorway network

A secure and well-positioned commercial yard located within the established Caldershaw Business Park on Ings Lane, Rochdale.

The yard provides space for approximately 18 vehicles, arranged over two rows of nine vehicles, making it ideal for vehicle storage, fleet parking, contractor operations, car sales overflow, transport businesses or other commercial uses, subject to the necessary consents.

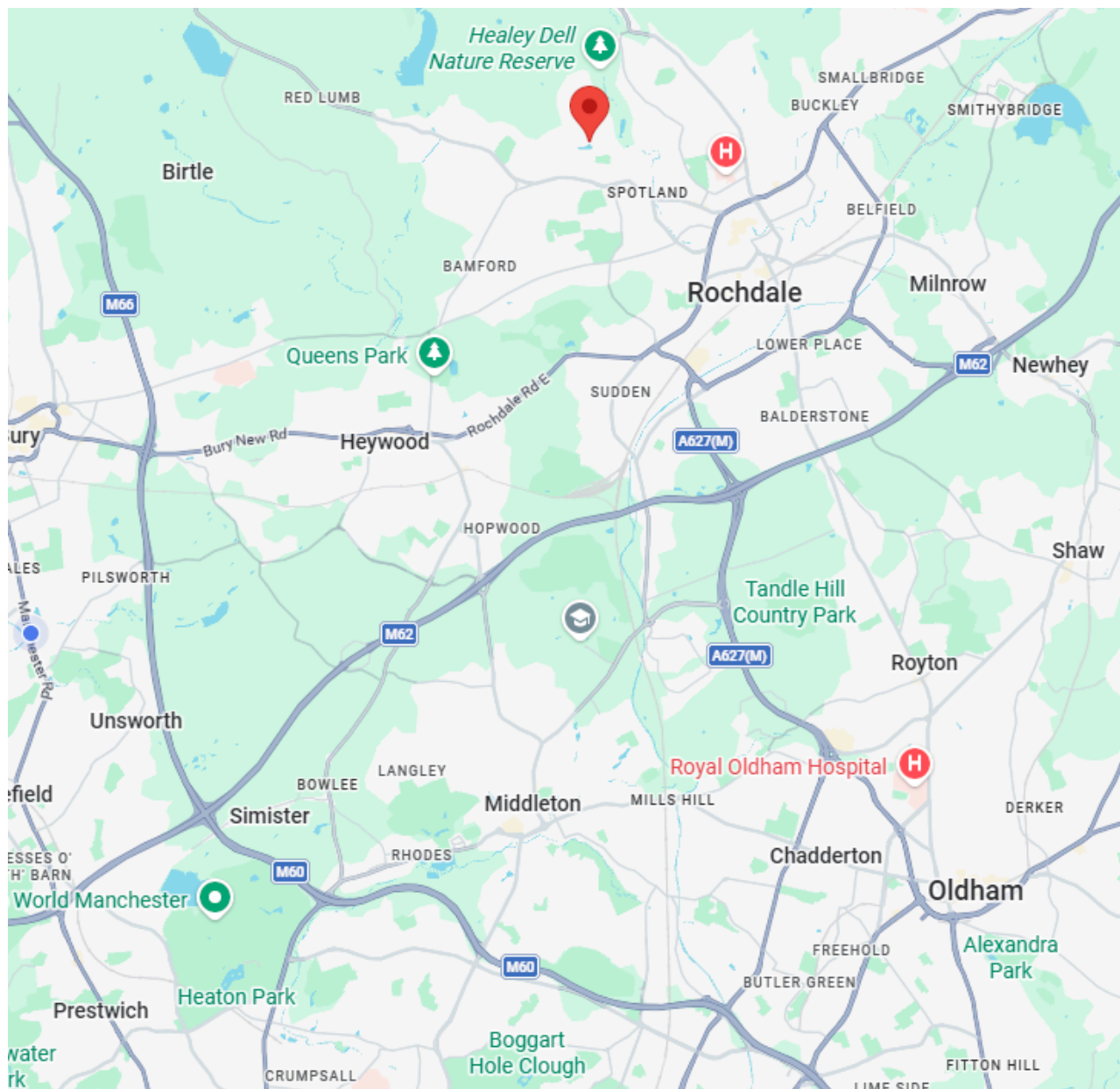
The site benefits from secure gated access and CCTV monitoring, creating a safe and practical environment for occupiers requiring secure external storage or vehicle accommodation. The layout offers straightforward access and manoeuvring space, allowing for efficient day-to-day operations.

Situated within the well-established Caldershaw Business Park, the property forms part of a thriving commercial environment occupied by a range of local and regional businesses. The location is particularly well suited to businesses requiring a secure operational base with excellent connectivity throughout Greater Manchester.

The site benefits from convenient access to Rochdale, Bury and the surrounding towns, together with straightforward connections to the wider motorway network, making it an excellent choice for businesses operating across the North West.

This represents an excellent opportunity to secure a versatile and affordable commercial yard within a popular and well-connected business location.





Location

Situated within the well-established Caldershaw Business Park, the property forms part of a thriving commercial environment occupied by a range of local and regional businesses. The location is particularly well suited to businesses requiring a secure operational base with excellent connectivity throughout Greater Manchester.

Viewings

Viewings by arrangement only.

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