

Industrial

# Unit 8 | Globe Park

📍 Moss Bridge Road, Rochdale, OL16 5EB

## Unit 8 | 1,530 sq ft

### High quality industrial accommodation

Globe Park provides modern industrial and trade counter accommodation situated in a business park setting. The estate comprises of 17 high quality industrial units arranged over 3 terraces.

The estate is close to motorway links in a desirable area and benefits from overnight manned guarding, 24-hour access, designated parking and generous circulation space.



Lease Type

New

### ✔ Unit Summary

- 3 Phase Power
- Turning Circle
- Secure Estate
- 24 Hour Access
- Car Parking
- WC facilities

View Floor Plans →

View Virtual Tour →

### £ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£15,600.00	£10.20
Rates	£5,544.00	£3.62
Maintenance Charge	£3,100.00	£2.03
Insurance	£306.00	£0.20
<b>Total Cost</b>	<b>£24,550.00</b>	<b>£16.05</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0100751](http://unit.info/UIP0100751)

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## Location

Globe Park is located within the Canal Industrial Area of south-eastern Rochdale. Our units are well positioned being 1 mile from Rochdale town centre and within walking distance to a public transport networks



### Road

The estate is situated on Moss Bridge Road just off Kingsway (A664) which provides immediate access to both Junctions 20 and 21 of the M62 Motorway and the A627 (M) while Manchester can be reached within half an hour drive via the M60 Motorway.



### Airport

Manchester Airport is situated approximately 30 miles south of the estate and is within a 40 minute drive time.



### Rail

The estate is situated on Moss Bridge Road just off Kingsway (A664) which provides immediate access to both Junctions 20 and 21 of the M62 Motorway and the A627 (M) while Manchester can be reached within half an hour drive via the M60 Motorway.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (24)

## Key Contact



**Natalie Loboda**

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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