

INDUSTRIAL UNITS TO LET

5,304 – 36,553 sq ft

MANAGED BY

Langtree



TRANSPENNINE TRADING ESTATE

Gorrells Way, Rochdale, OL11 2PX

RECENTLY REFURBISHED



An established,
self-contained
multi-let estate

4.61m-6.24m
eaves height

Adjacent to the
A627(M)



THE SITE

Transpennine Trading Estate is an established, self-contained multi-let estate to the South of Rochdale Town Centre.

The estate comprises 16 units arranged over four terraces, forming part of the Transpennine Industrial Estate, one of the best industrial and distribution locations in the North West.

THE DETAILS

- Steel portal frame construction
- Full height loading doors with separate pedestrian access
- Eaves height ranging from 4.6m to 6.24m
- Associated external service yards and car parking areas

THE LOCATION

Located in a strategic location adjacent to the A627(M) dual carriageway forming part of the M62 Transpennine Motorway corridor (J20). The estate is served by 3 major motorways, M62, M60 and M66.

VAT

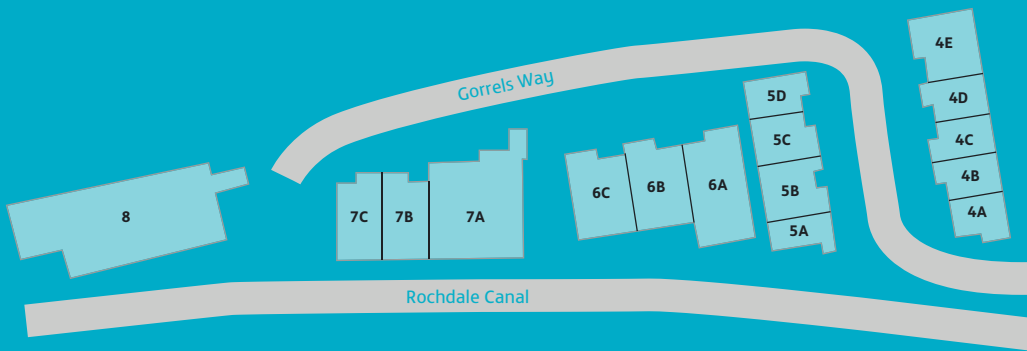
Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

TERMS

The units are available by way of a new full repairing and insuring lease.

ENERGY PERFORMANCE CERTIFICATE

EPC ratings are from C59 to E113.



UNIT	4A	4B	4C	4D	4E
SQ FT	6,185	5,380	5,349	5,344	9,230

UNIT	5A/B	5C	5D
SQ FT	15,408	5,304	5,306

UNIT	6A	6B	6C
SQ FT	14,665	11,311	11,298

UNIT	7A/B	7C
SQ FT	34,252	8,960

UNIT	8
SQ FT	36,553

SAT NAV: OL11 2PX



www.langtreepp.co.uk/properties/transpennine-trading-estate/

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. April 2019.

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