

**Mileway**

# Royle Pennine Industrial Estate

## Rochdale

Available to Let Q4 2023  
Warehouse  
11,460 sq ft (1,065 sq m)



LED Lighting



Three-phase electricity



Secure yard



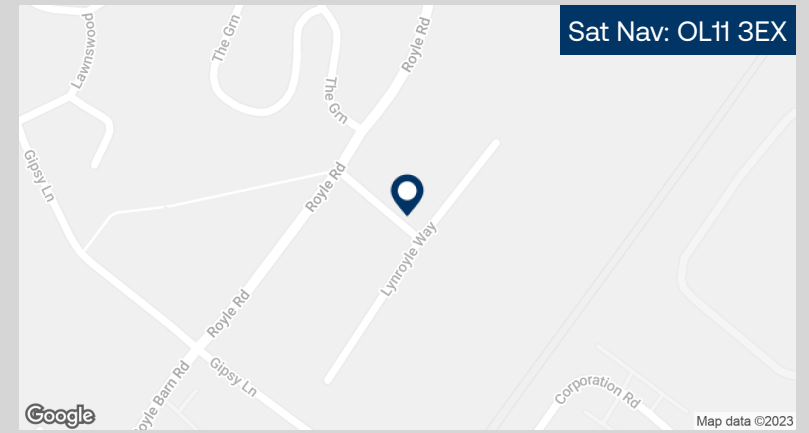
Single level access loading door





# Royle Pennine Industrial Estate

Lynroyle Way Rochdale OL11 3EX



## Description

Royle Pennine Industrial Estate offers a selection of modern warehouse units, which also include single-storey office and WC facilities. The building is of steel portal frame construction and units can be accessed through a single level access loading door. The units benefit from 10% roof lights, a gas hot air blower and LED lighting. Externally, there is a large, secure concrete yard.

## Location

Royle Pennine Trading Estate is located off Lynroyle Way and is within a 5 minute drive of J20 of the M62 motorway. Rochdale Town Centre is approximately 1.5 miles away. Local occupiers in the area include Deckers, Tetroysl, Frontline Healthcare and James Nuttall Transport. There is also a Tesco Superstore at the bottom of Lynroyle Way.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit D1	Warehouse	11,460	1,064.7	Immediately
<b>Total</b>		<b>11,460</b>	<b>1,064.7</b>	

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