

Industrial

# UNIT 4D | TRANSPENNINE TRADING ESTATE

Gorrels Way, Rochdale, OL11 2PX



## UNIT 4D | 5,348 SQ FT

### Industrial Unit

Unit 4D offers 5,348 sq ft of industrial space within the established Transpennine Trading Estate, a multi-let estate 2 miles south of Rochdale town centre. The unit features a steel portal frame construction, 5.6m eaves height, full-height electric roller shutter loading doors with separate pedestrian access, The unit includes refurbished ancillary office accommodation to the front with two WCs.

This unit makes up a terrace of 5 units with a secure shared yard / car parking area. The unit will be fully refurbished prior to letting.

Ideally positioned adjacent to the A627(M), the estate benefits from excellent transport links via the M62, M60, and M66, making it a prime location for industrial and distribution businesses. This well-maintained and strategically located unit is perfect for companies seeking efficient access to key motorway networks in the North West.



Lease Type

New

### ✔ Unit Summary

- Common Yard Area
- Circulation Space
- Roller Shutter Door
- Well Maintained Estate
- Car Parking
- Secure Estate

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£46,400.00	£8.68
Rates	£12,225.50	£2.29
Maintenance Charge	£6,818.70	£1.27
Insurance	£1,600.00	£0.30
<b>Total Cost</b>	<b>£67,044.20</b>	<b>£12.54</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.

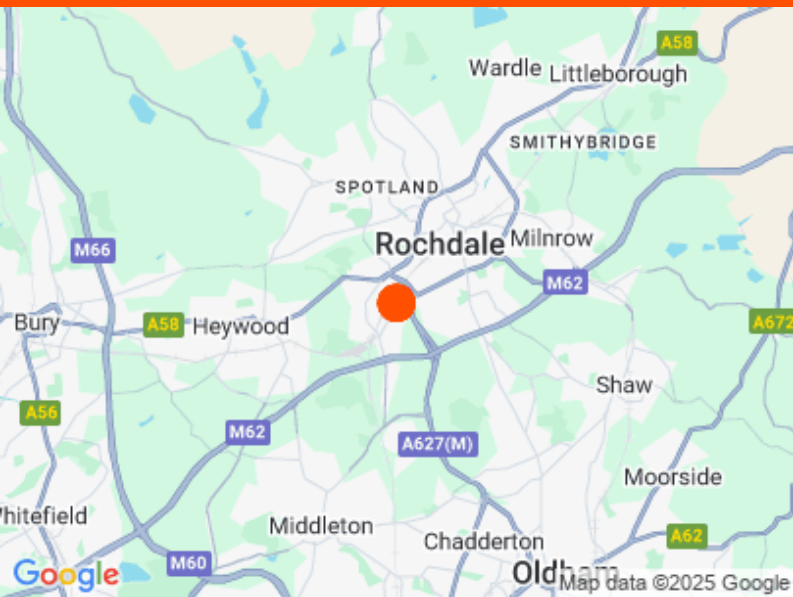
➔ For more info please visit: [unit.info/U4P0400172](http://unit.info/U4P0400172)

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## Location

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.



Road  
M62 - 1.5 miles M60 - 7.5 miles M66 - 7.5 miles



Airport  
Manchester Airport 24 miles



Rail  
Rochdale Train Station - 1.8 miles

## 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	D (93)

## Key Contact



**David Devine**  
Asset Manager

"David is an Asset Manager based in the North."



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