

# INDUSTRIAL UNITS TO LET

5,304 – 36,553 sq ft

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# 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

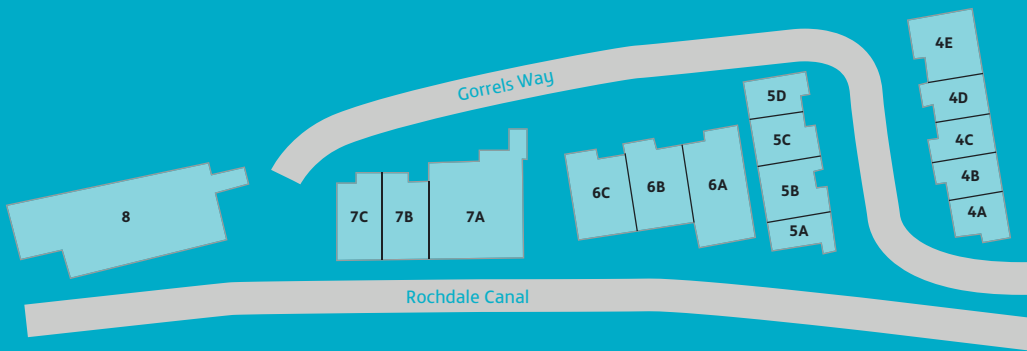
Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

## 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/](http://www.langtreepp.co.uk/properties/transpennine-trading-estate/)

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