



## Unit 7 A,B,C

Transpennine Trading Estate, Gorrells Way, Rochdale, OL11 2PX

**A refurbished modern  
detached unit with yard and  
parking**

**43,212 sq ft**  
(4,014.53 sq m)

- Fully refurbished
- 3 phase electric
- 6.2m Min Eaves
- 4 electric ground level loading doors
- Large yard area
- Ground and 1st floor offices



# Unit 7 A,B,C, Transpennine Trading Estate, Gorrells Way, Rochdale, OL11 2PX

## Summary

<b>Available Size</b>	43,212 sq ft
<b>Passing Rent</b>	£237,666 per annum
<b>Rateable Value</b>	£152,000 Subject to business rates at the time of billing
<b>Service Charge</b>	Service charge information available on request
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (56)

## Description

A modern detached unit which has permission for use within class B1, B2 or B8. The unit provides a clear open plan warehouse area which is accessed via 4 electric ground level loading doors. The unit benefits from an extensive open plan yard area and parking.

Unit A benefits from a ground and first floor office area which has recently been refurbished which includes LED lighting, central heating, WC facilities and a kitchenette.

Unit B and C have a refurbished ground floor office area providing open plan offices and staff amenities. Externally an extra car parking area is providing an additional 26 spaces. The unit benefits from mains gas and 3 phase electric.

## 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.

The 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.

## Accommodation

The accommodation comprises the following areas:

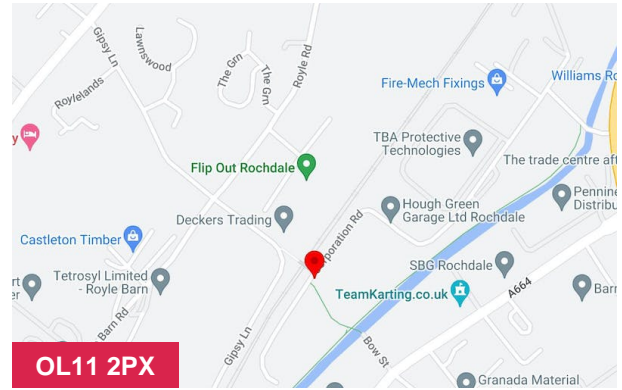
Name	sq ft	sq m
Unit - A,B,C	43,212	4,014.53
<b>Total</b>	<b>43,212</b>	<b>4,014.53</b>

## Terms

The property is available by way of a lease assignment. The lease is dated from the 24th November 2021, for a term of 10 years. A Tenant break option is available at the 5th anniversary. The lease is on a full repairing and insuring basis.

## Viewings

All viewings are strictly via Rock Real Estate or joint agent Harris Lamb.



## Viewing & Further Information



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