



INDURENT

TRANSPENNINE TRADING ESTATE

OL11 2PX
///EASY.AUGUST.SOLO

FULLY REFURBISHED

UNIT 5A/B - 15,786 SQ FT (1,467 SQ M)

UNIT 5C - 5,348 SQ FT (497 SQ M)

AVAILABLE COMBINED –

UNIT 5A-C / 21,134 SQ FT (1,963 SQ M)

UNIT 4D - 5,348 SQ FT (497 SQ M)

Available for immediate occupation.



Newly refurbished.



Full height electric
roller shutter doors.

Warehousing that Works.

High performance space for your business.

Transpennine Trading Estate is an established and well-maintained trade location, with excellent rail and major road access. These units are suited to uses such as trade/retail counter, warehouse and manufacturing.

Transpennine Trading Estate is conveniently located 2 miles from Rochdale town centre and in close proximity to J20 of the M62 which is accessed via the A627M.

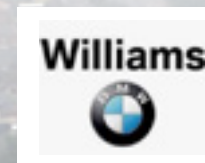
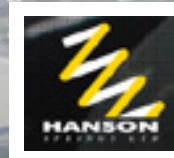
The units are newly refurbished and include:

- / Roof replacement.
- / Internal re-decoration to warehouse and office space.
- / External re-decoration to offices and doors.
- / Energy efficiency upgrades to at least a B rated EPC.
- / Potential for solar panel installation.



Warehousing that Works.





ROCHDALE TOWN CENTRE
2 MILES

TO M62

A627 (M)

MANCHESTER CITY CENTRE
11 MILES



A664



UNIT 4D

UNIT 5A-C



ROCHDALE BYPASS



ITS ALL IN THE IMAGE



Warehousing that Works.

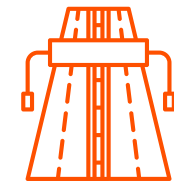
Aerial plan.

You're well-connected.



CITIES/MAJOR TOWNS

Rochdale Town Centre	2 miles
Manchester City Centre	11 miles
Bolton	17 miles
Leeds City Centre	34 miles



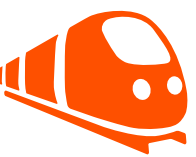
MAJOR ROADS

A58	0.8 miles
A664	1 mile
M62	3 miles



AIRPORTS

Manchester Airport	26 miles
Leeds Bradford Airport	36 miles
Liverpool John Lennon Airport	41 miles



TRAIN STATIONS

Castleton	0.7 miles
Rochdale	1.6 miles
Mills Hill	4.5 miles
Smithy Bridge	5 miles



Warehousing that Works.



Schedule of accommodation.

UNITS	
UNIT 5A/B	15,786 SQ FT (1,467 SQ M)
UNIT 5C	5,348 SQ FT (497 SQ M)
UNIT 5A-C - TOTAL COMBINED AREA	21,134 SQ FT (1,963 SQ M)
UNIT 4D	5,348 SQ FT (497 SQ M)

All floor areas are approximate gross internal areas.

Specifications.



5.6m clear internal eaves height



Two storey ancillary office space



Electric roller shutter doors



Targeting EPC B



Shared access secure yard



Toilets and kitchens for both the office and warehouse portion of the unit



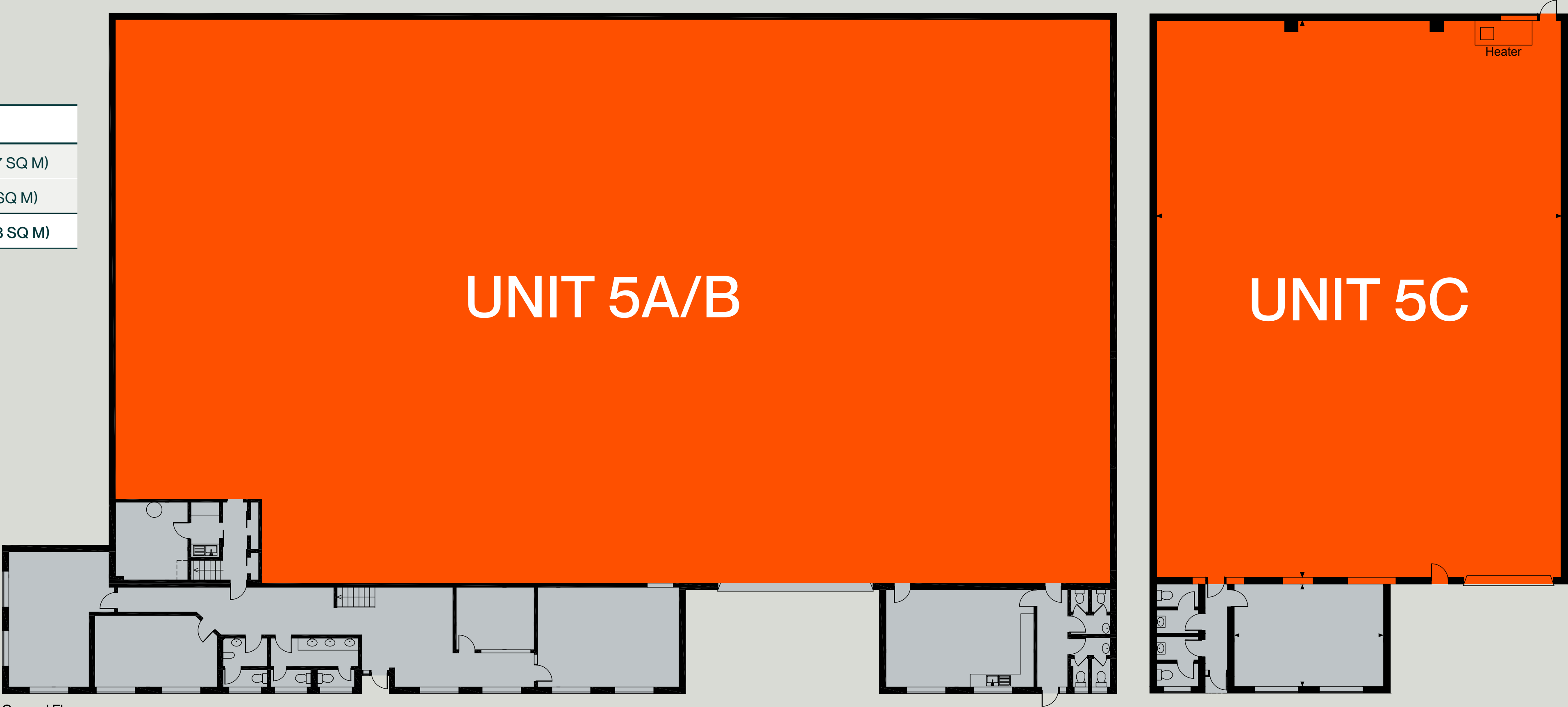
3 separate access gates



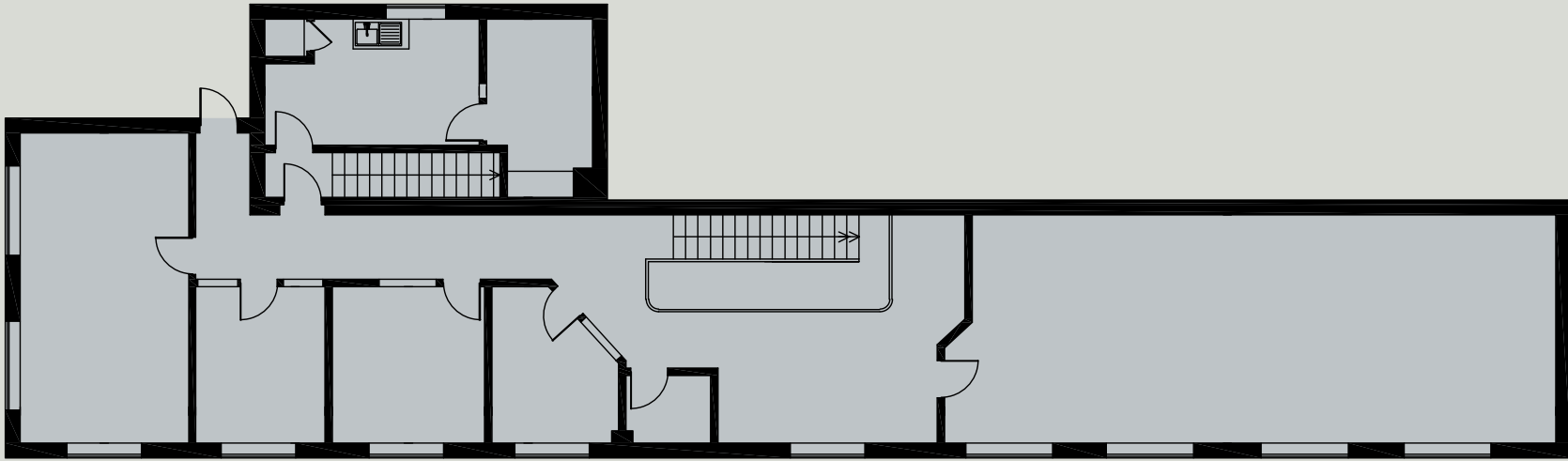
Warehousing that Works.

Unit plan.

UNITS 5A-C	
UNIT 5A/B	15,786 SQ FT (1,467 SQ M)
UNIT 5C	5,348 SQ FT (497 SQ M)
UNIT 5A-C / TOTAL COMBINED	21,134 SQ FT (1,963 SQ M)



Ground Floor



First Floor

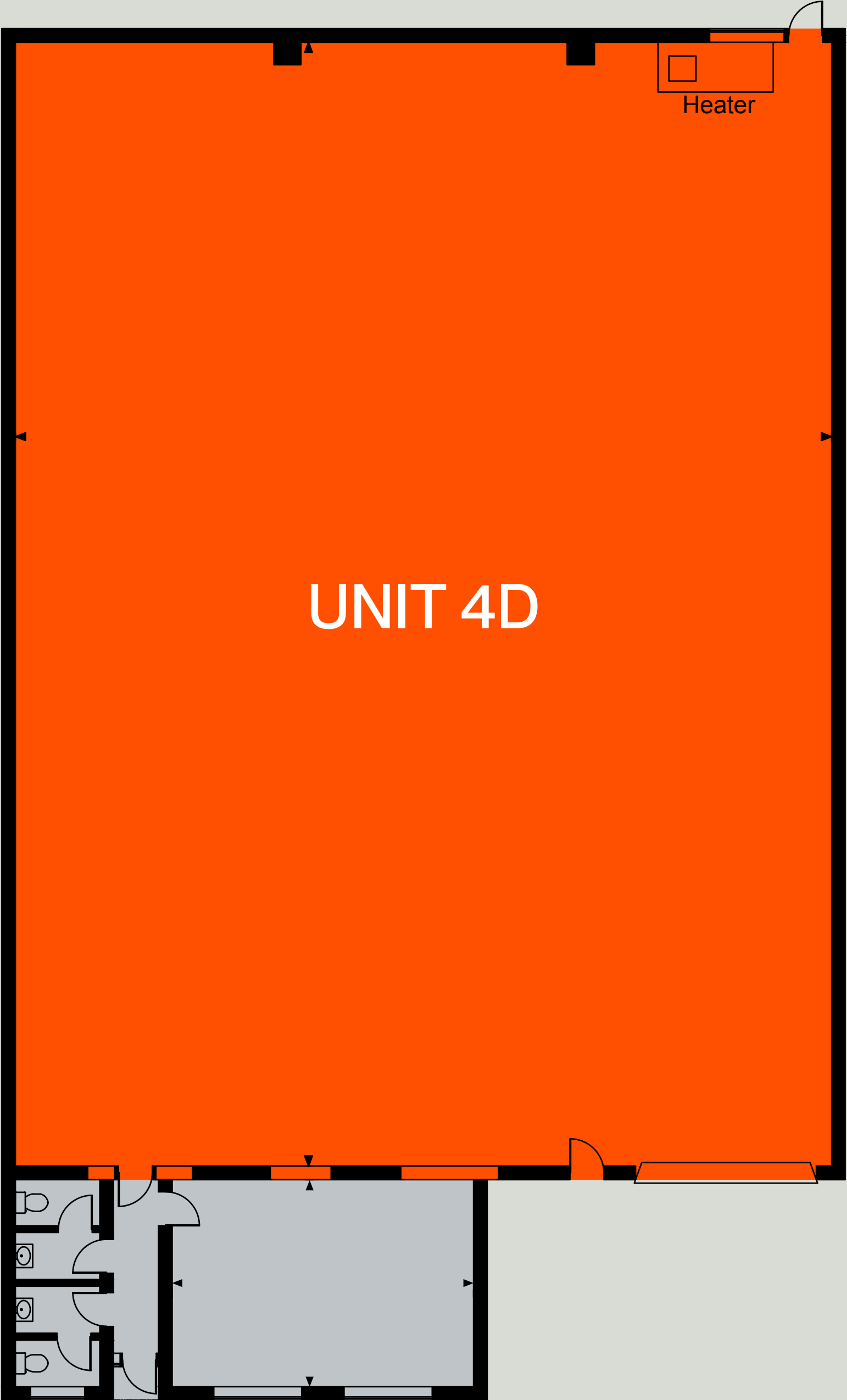
Unit plan not to scale.



Warehousing that Works.

Unit plan.

UNIT 4D	
UNIT 4D	5,348 SQ FT (497 SQ M)

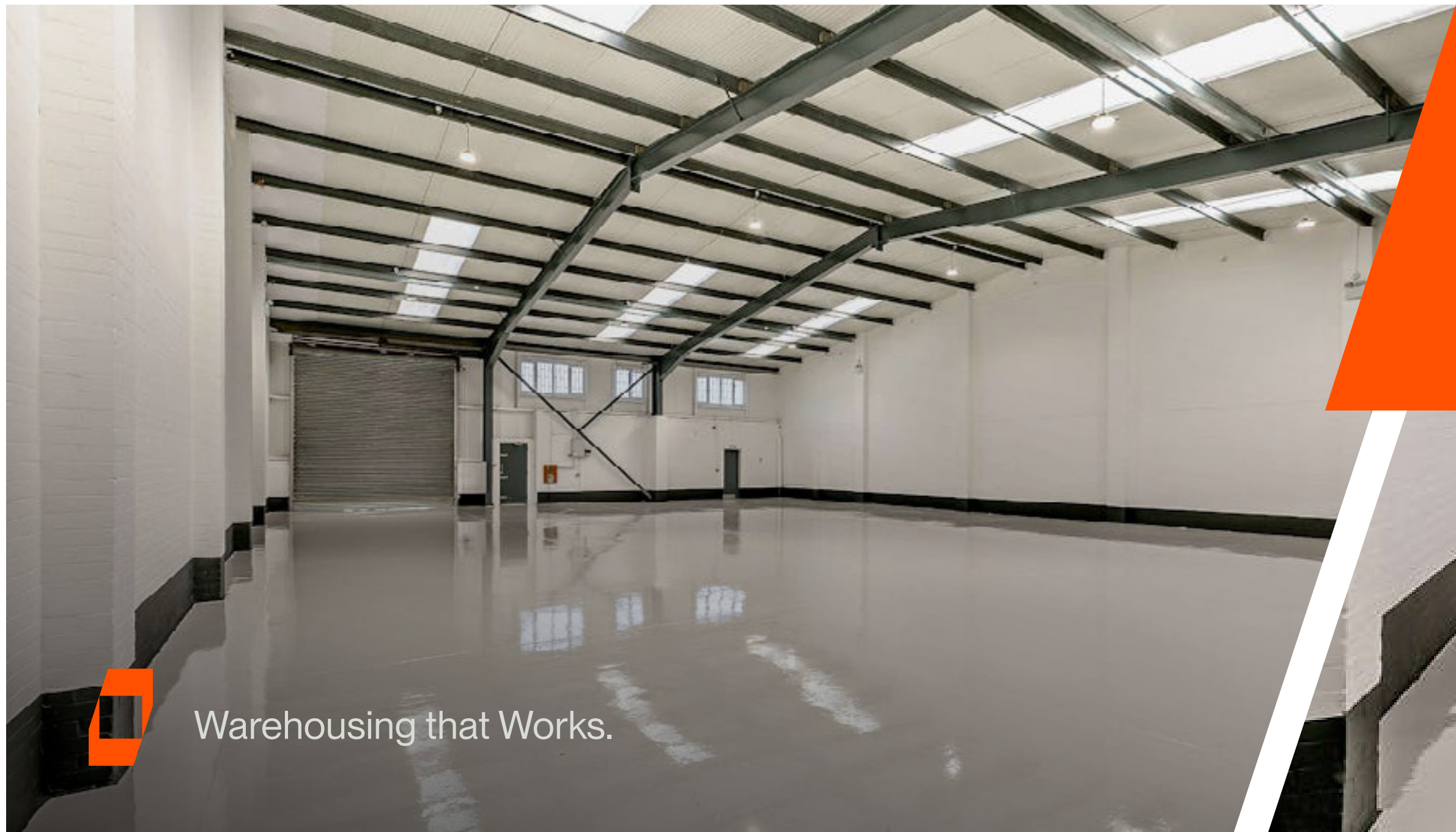


Unit plan not to scale.



Warehousing that Works.





Warehousing that Works.



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