



OL11 2PX
///EASY.AUGUST.SOLO

FULLY REFURBISHED

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

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

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

AVAILABLE COMBINED –
26,482 SQ FT (2,460 SQ M)

Available for immediate occupation.



Currently undergoing
extensive refurbishment.



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 currently undergoing extensive refurbishment to 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.

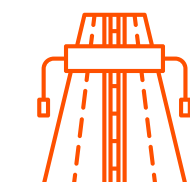


You're well-connected.



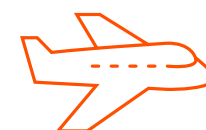
CITIES/MAJOR TOWNS

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



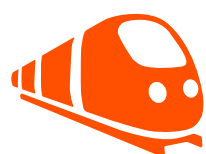
MAJOR ROADS

A58	0.8 miles
A664	1 mile
M62	3 miles



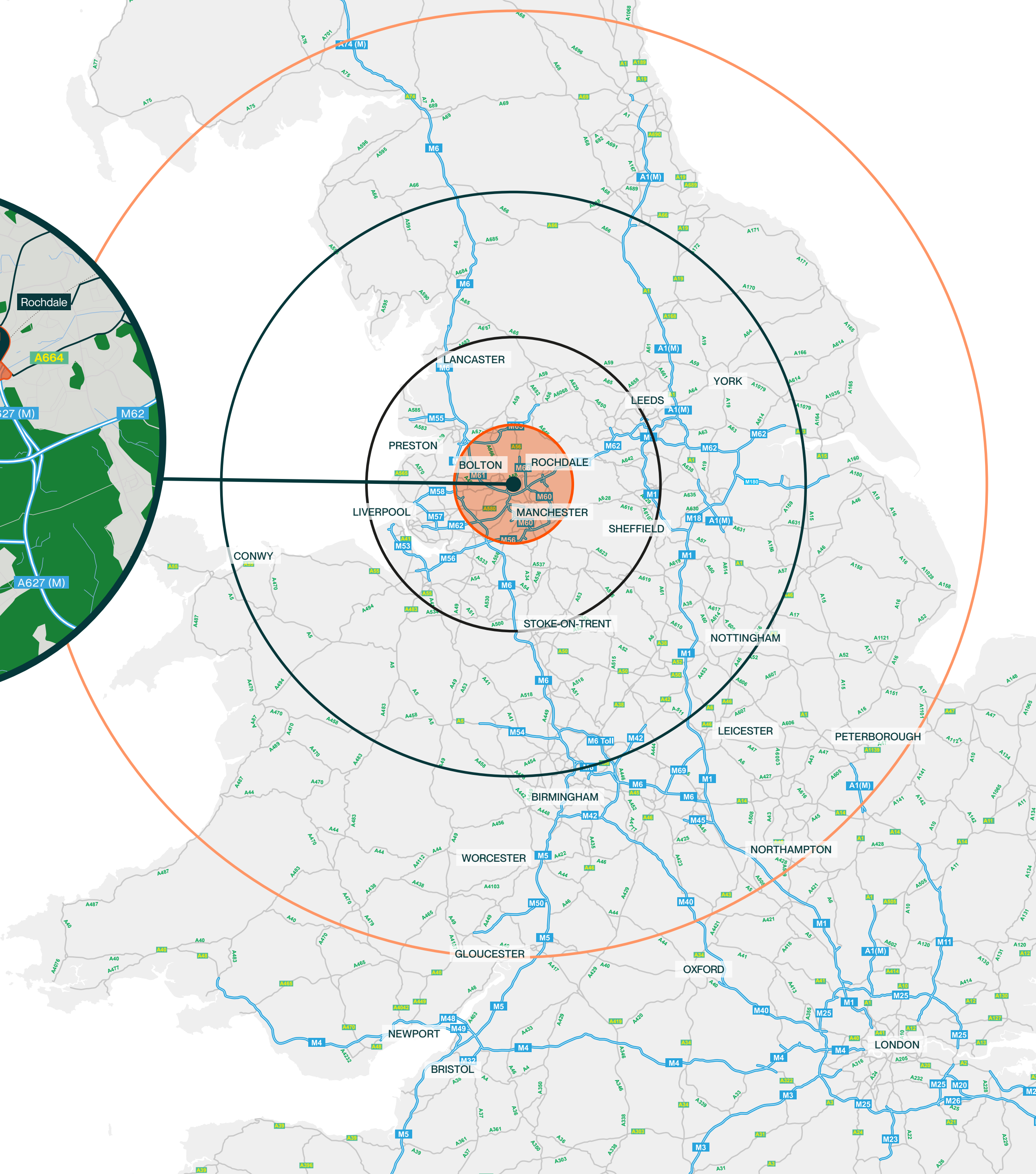
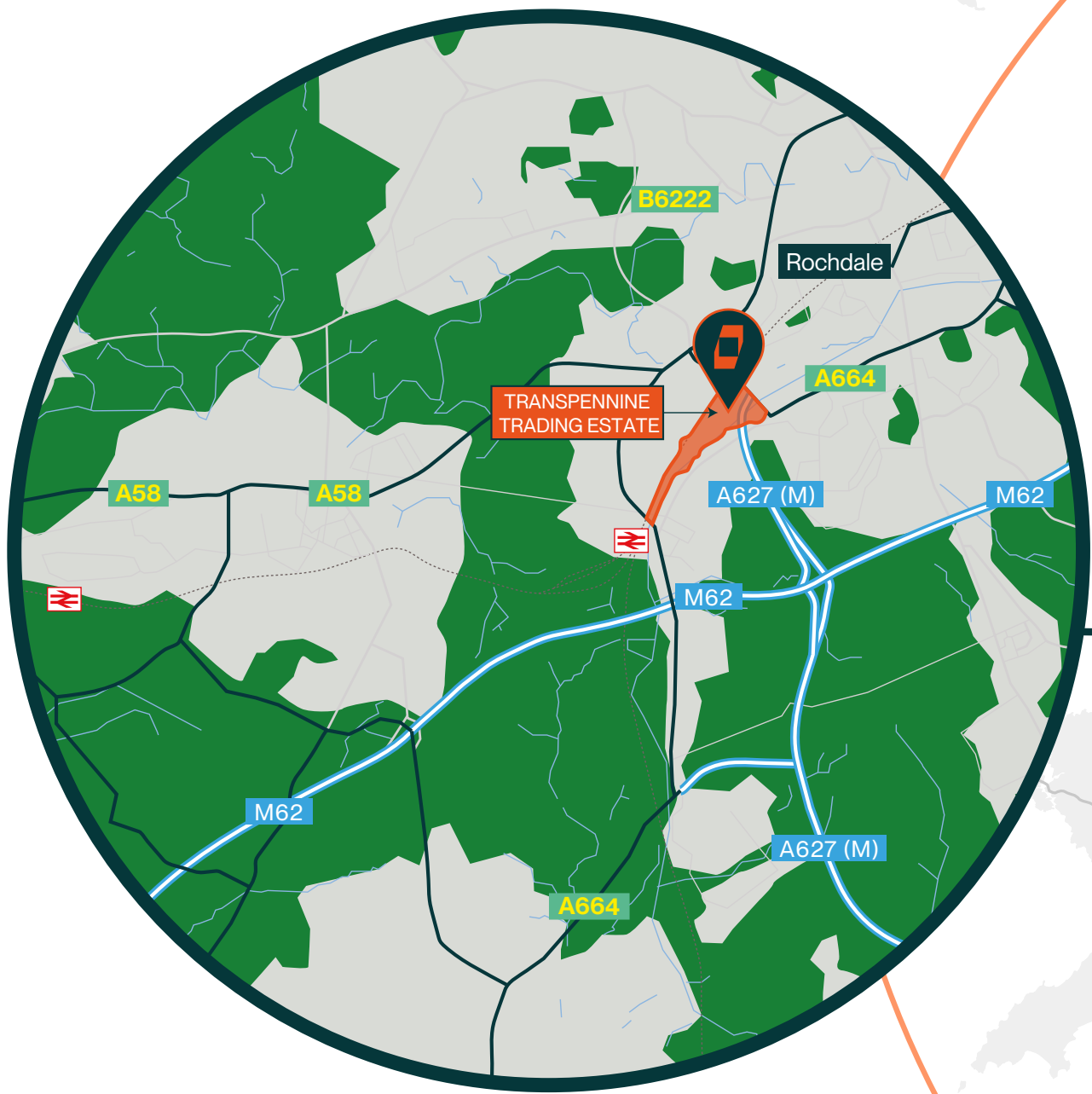
AIRPORTS

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



Drive times

Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

UNITS	
UNIT 4D	5,348 SQ FT (497 SQ M)
UNIT 5A/B	15,786 SQ FT (1,467 SQ M)
UNIT 5C	5,348 SQ FT (497 SQ M)
TOTAL COMBINED AREA	26,482 SQ FT (2,460 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



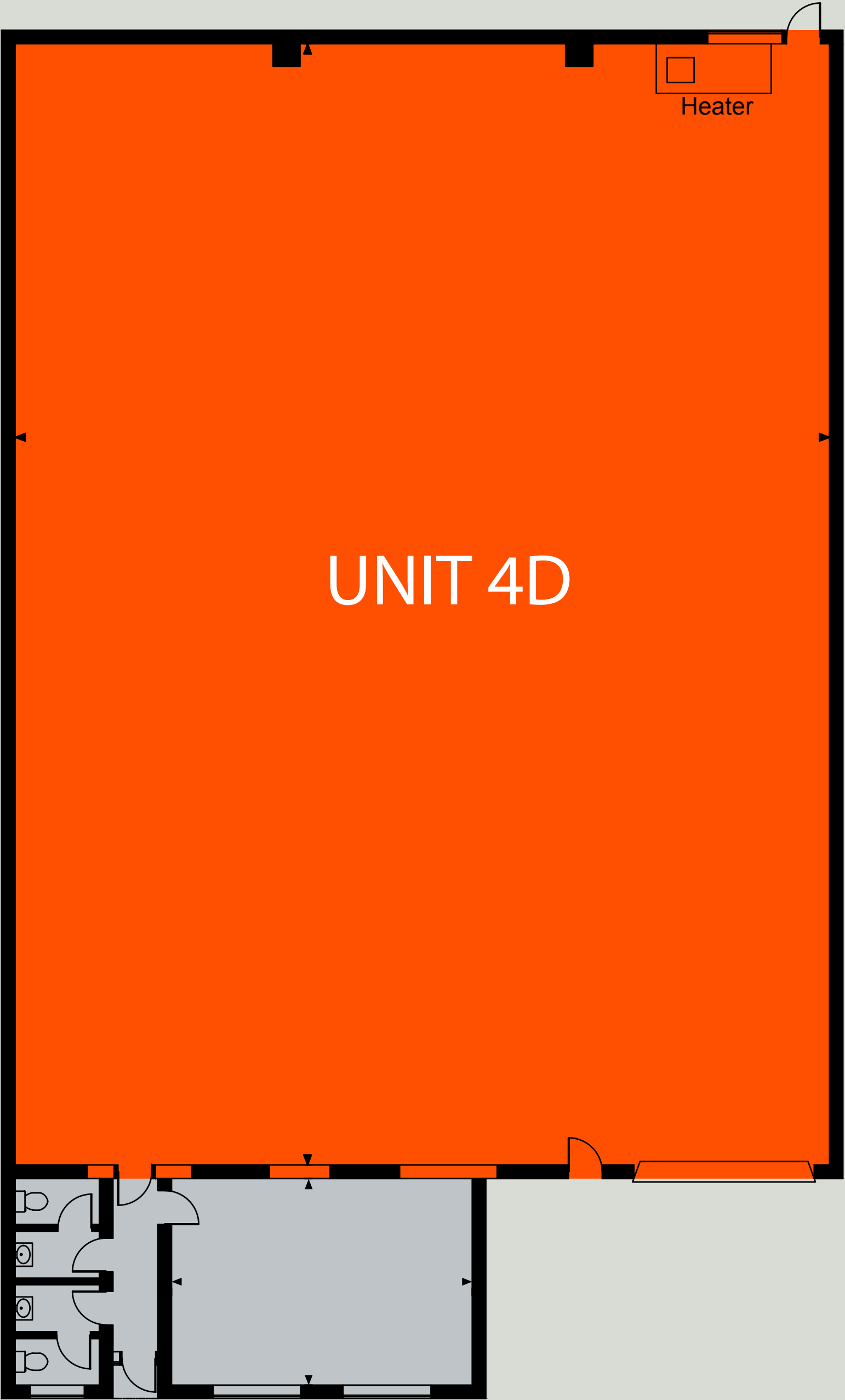
3 separate access gates



Warehousing that Works.

Unit plan.

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

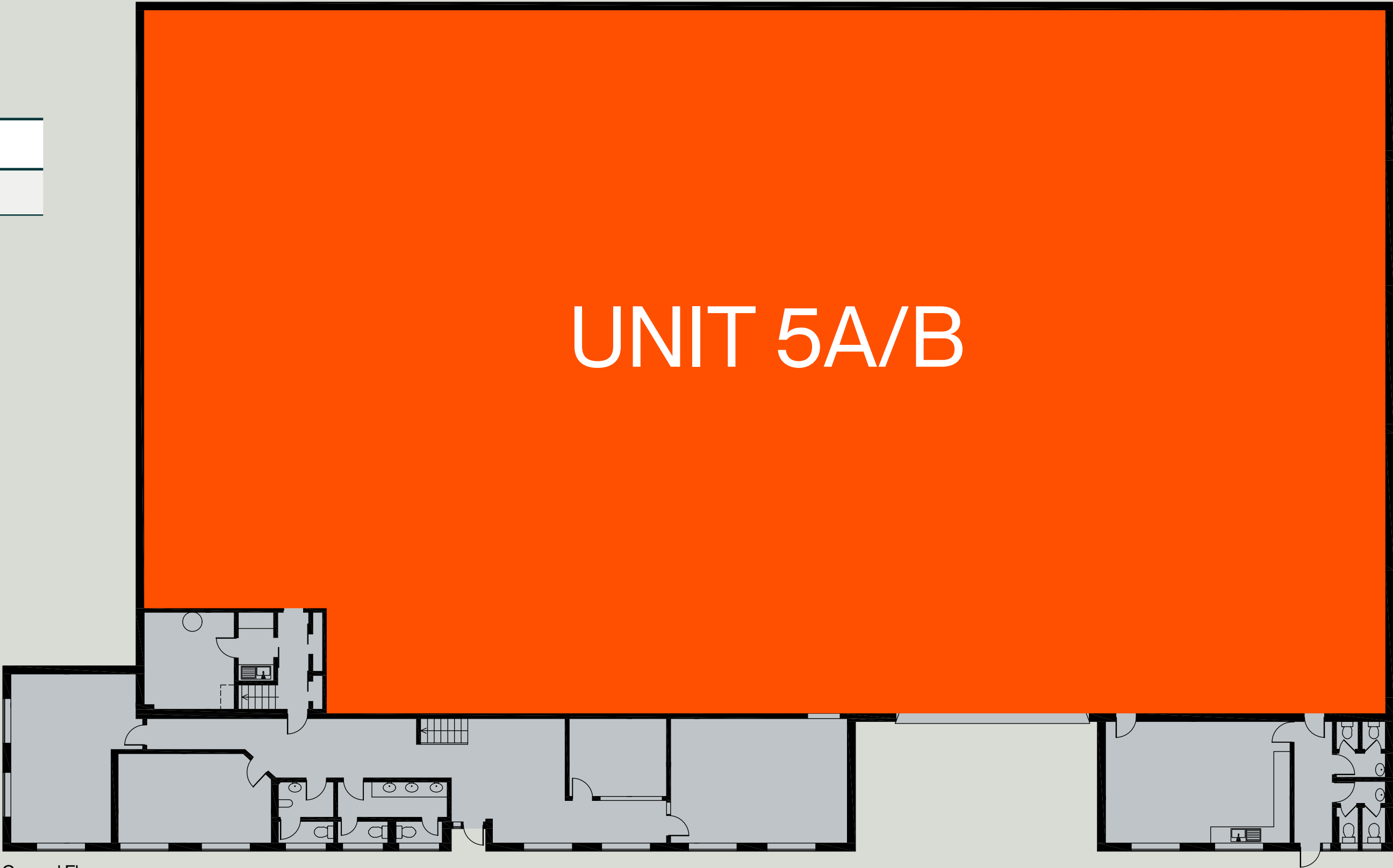


Warehousing that Works.

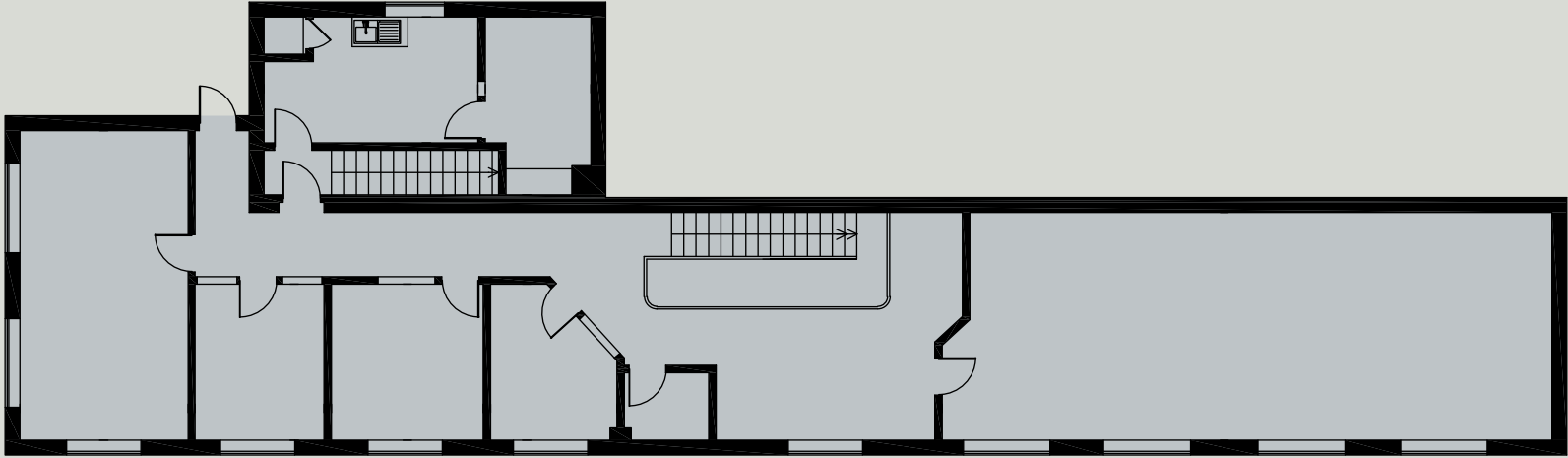
Unit plan not to scale.

Unit plan.

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



Ground Floor

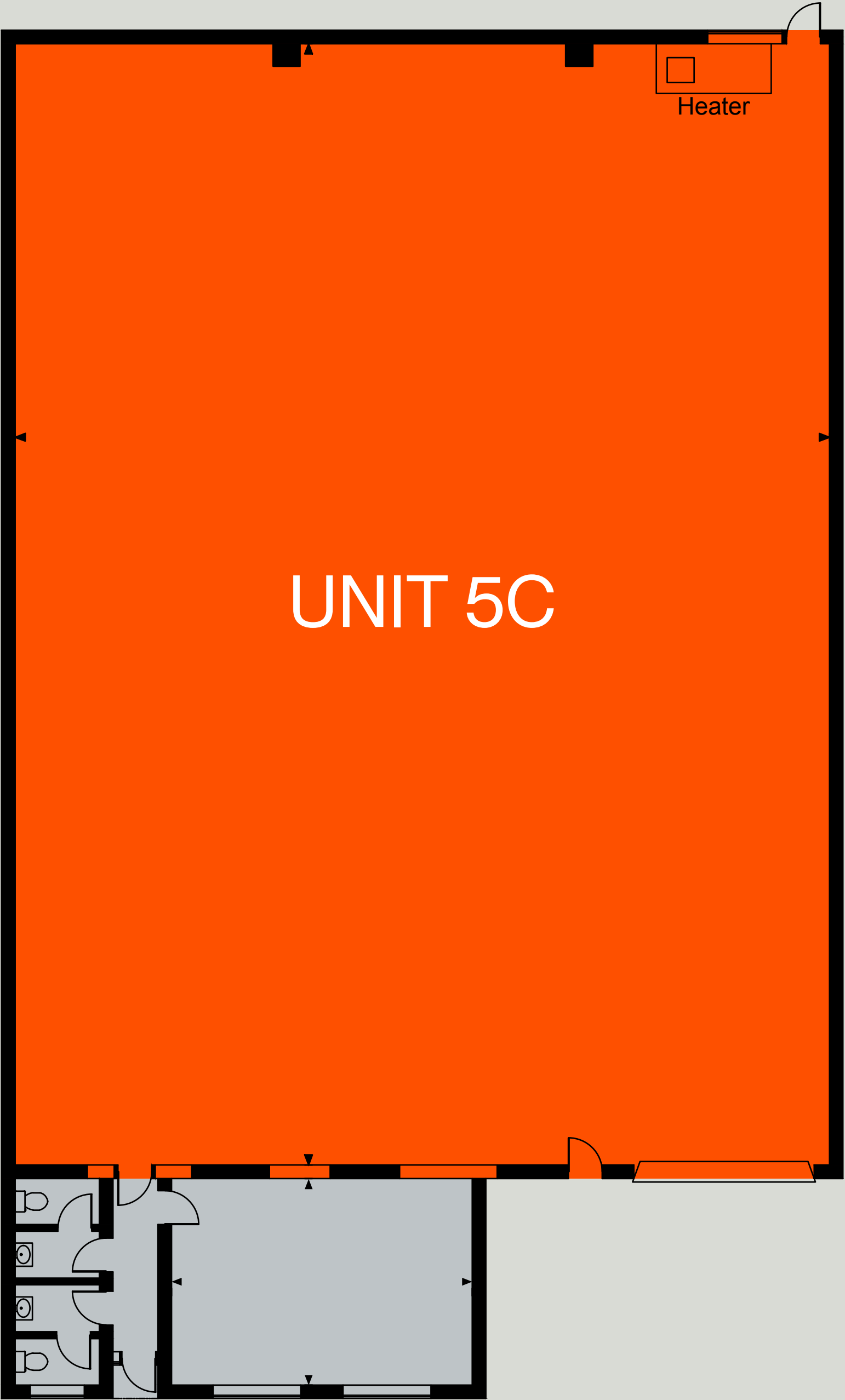


First Floor



Unit plan.

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



Warehousing that Works.

Unit plan not to scale.



JOHNATHAN McILHINNEY

Asset Manager

07767 240 633

jonathan.mcllhinney@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. October 2025. TBDW 06476-01.



Warehousing that Works.

indurent.com

@indurentUK @indurent @indurentUK