



OL11 2PX  
///EASY.AUGUST.SOLO

### UNDER REFURBISHMENT

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)

Coming Soon



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.



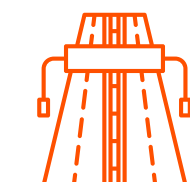


# You're well-connected.



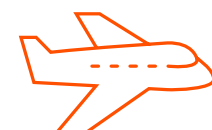
## CITIES/MAJOR TOWNS

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



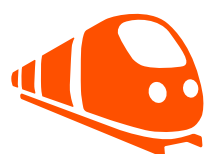
## MAJOR ROADS

A58	0.8 miles
A664	1 mile
M62	3 miles



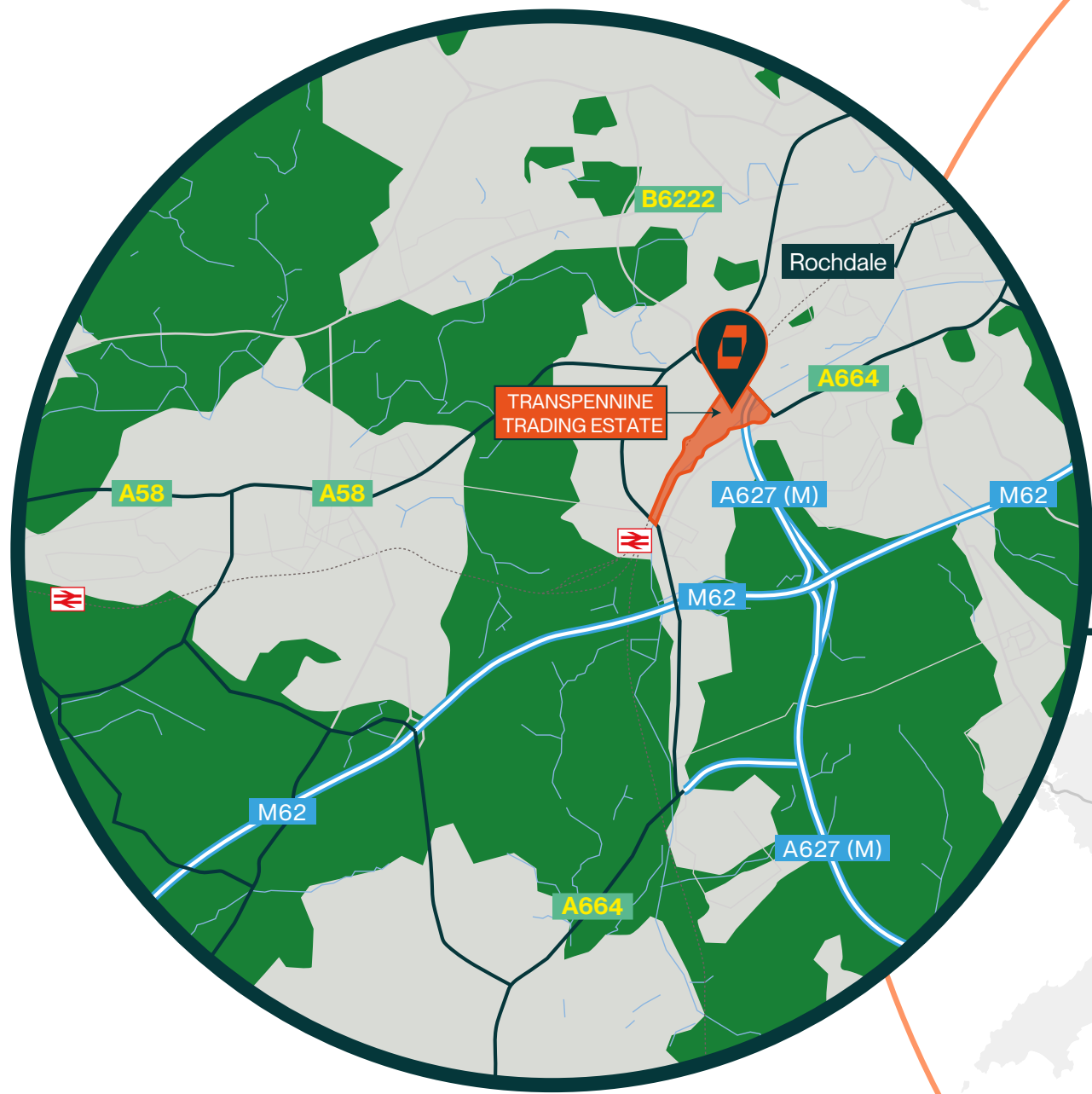
## AIRPORTS

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



Within 30 min labour pool

Within 1 hour

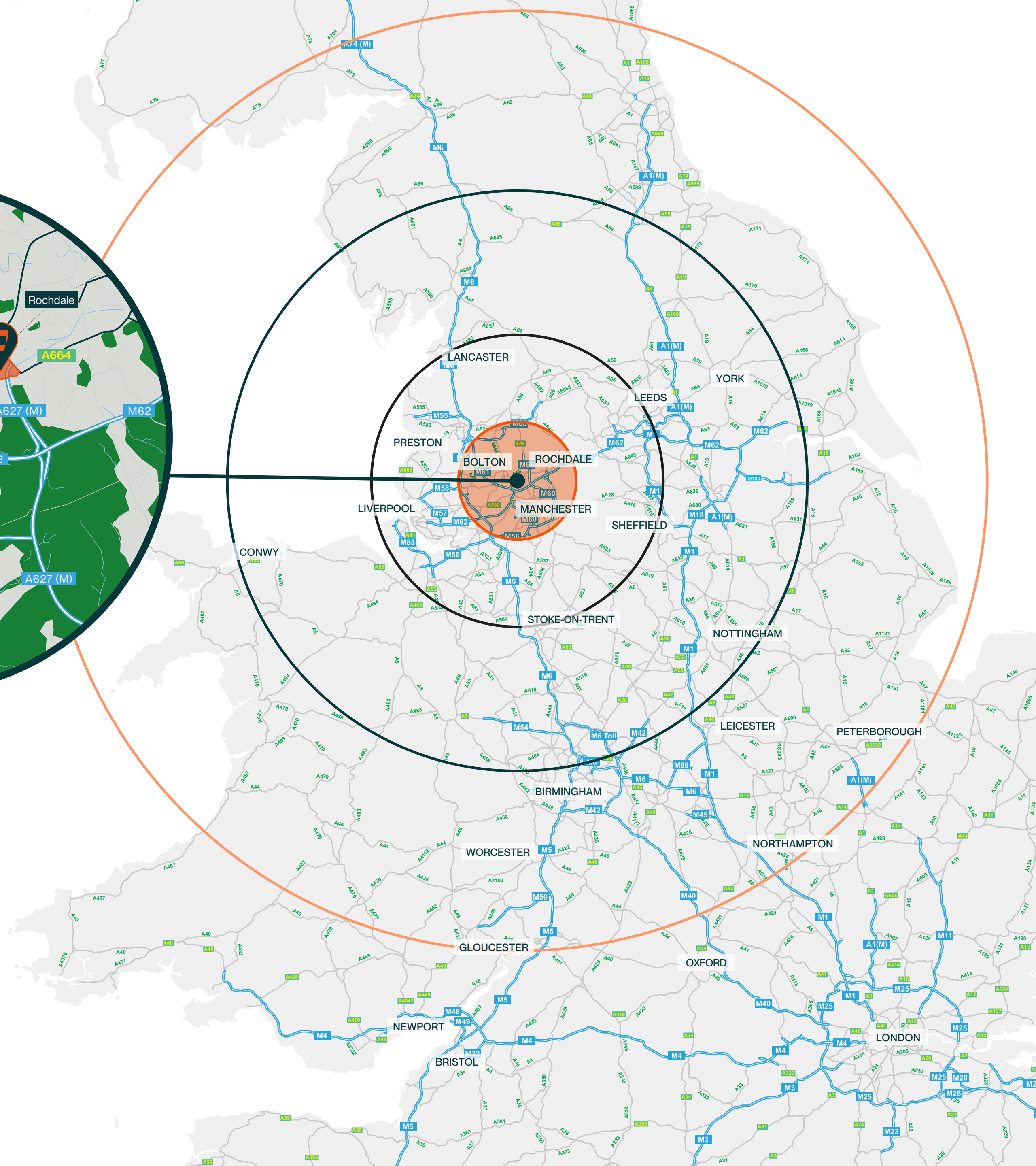
Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.





# Schedule of accommodation.

UNDER REFURBISHMENT

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

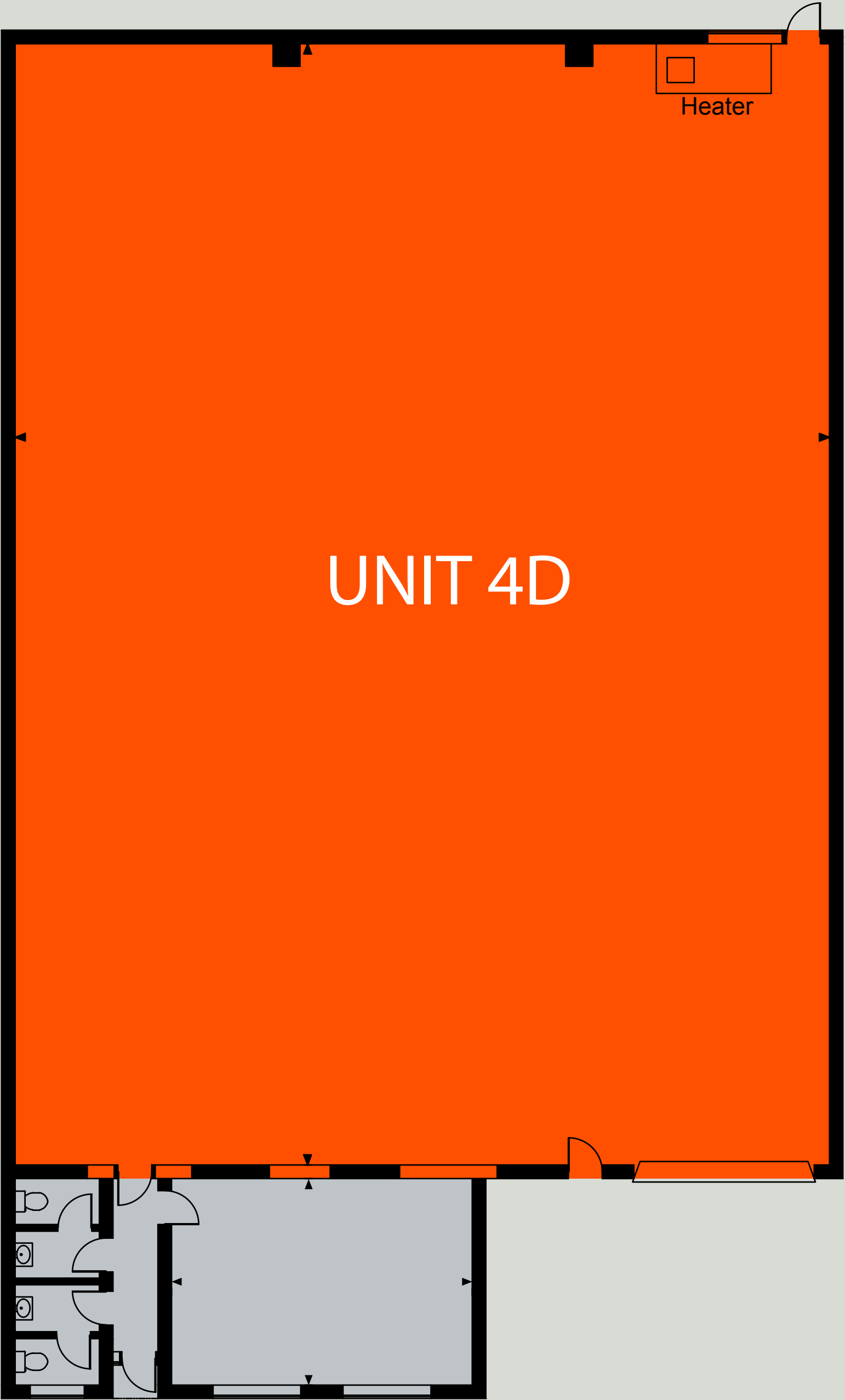


Warehousing that Works.



# Unit plan.

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

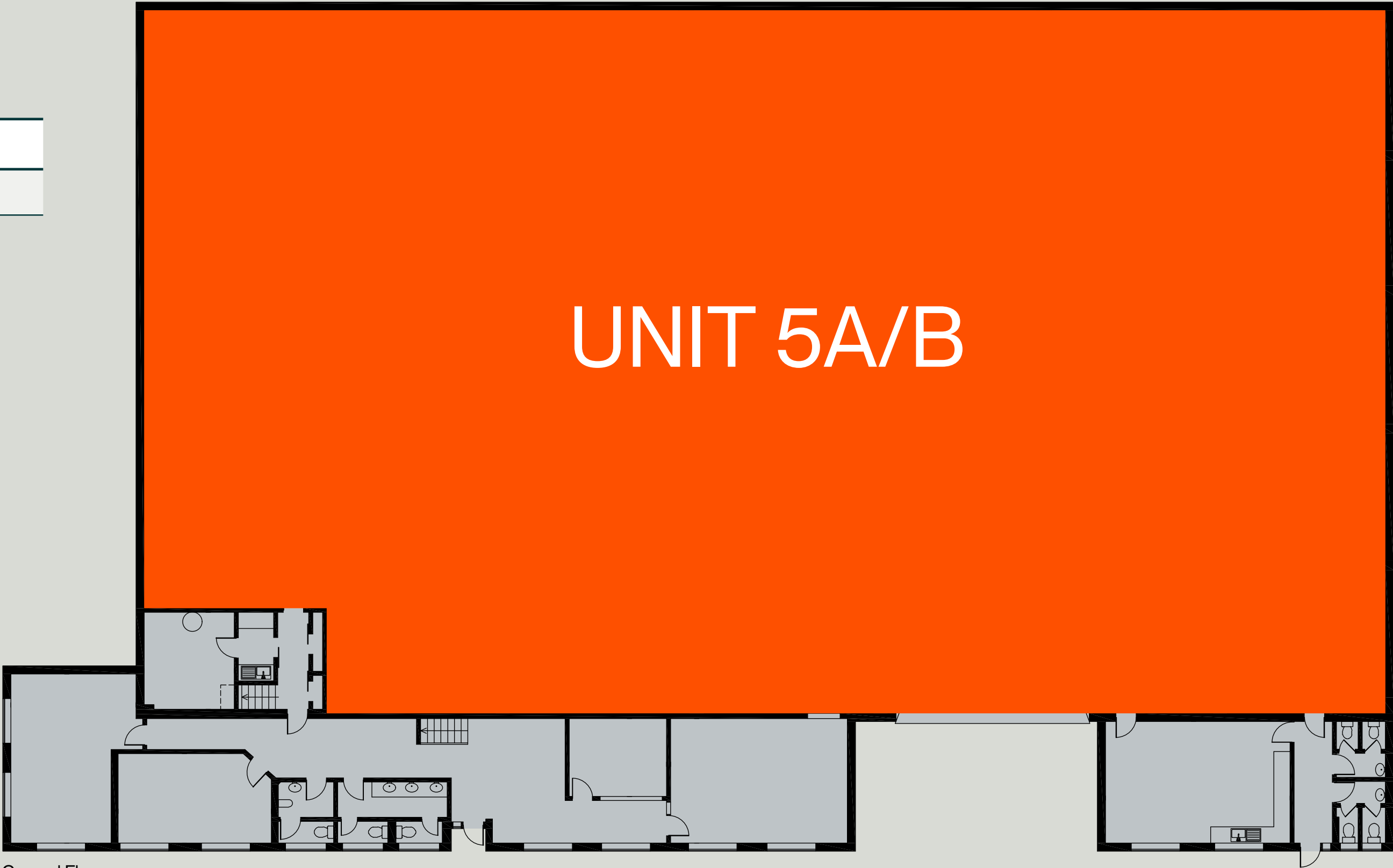


Warehousing that Works.

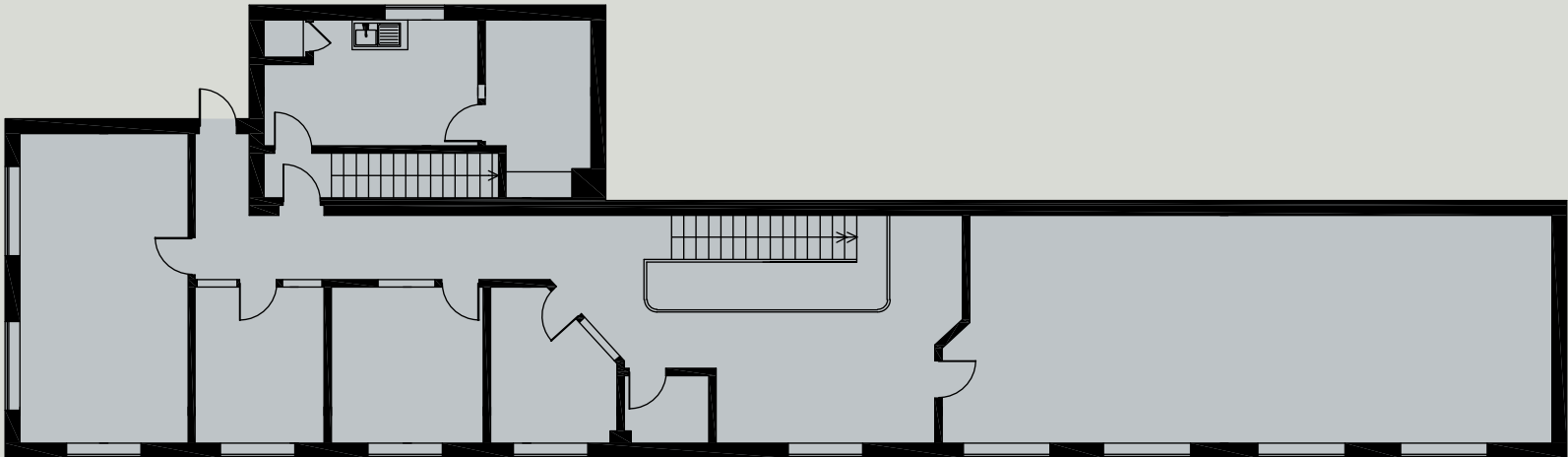
Unit plan not to scale.

# Unit plan.

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



Ground Floor

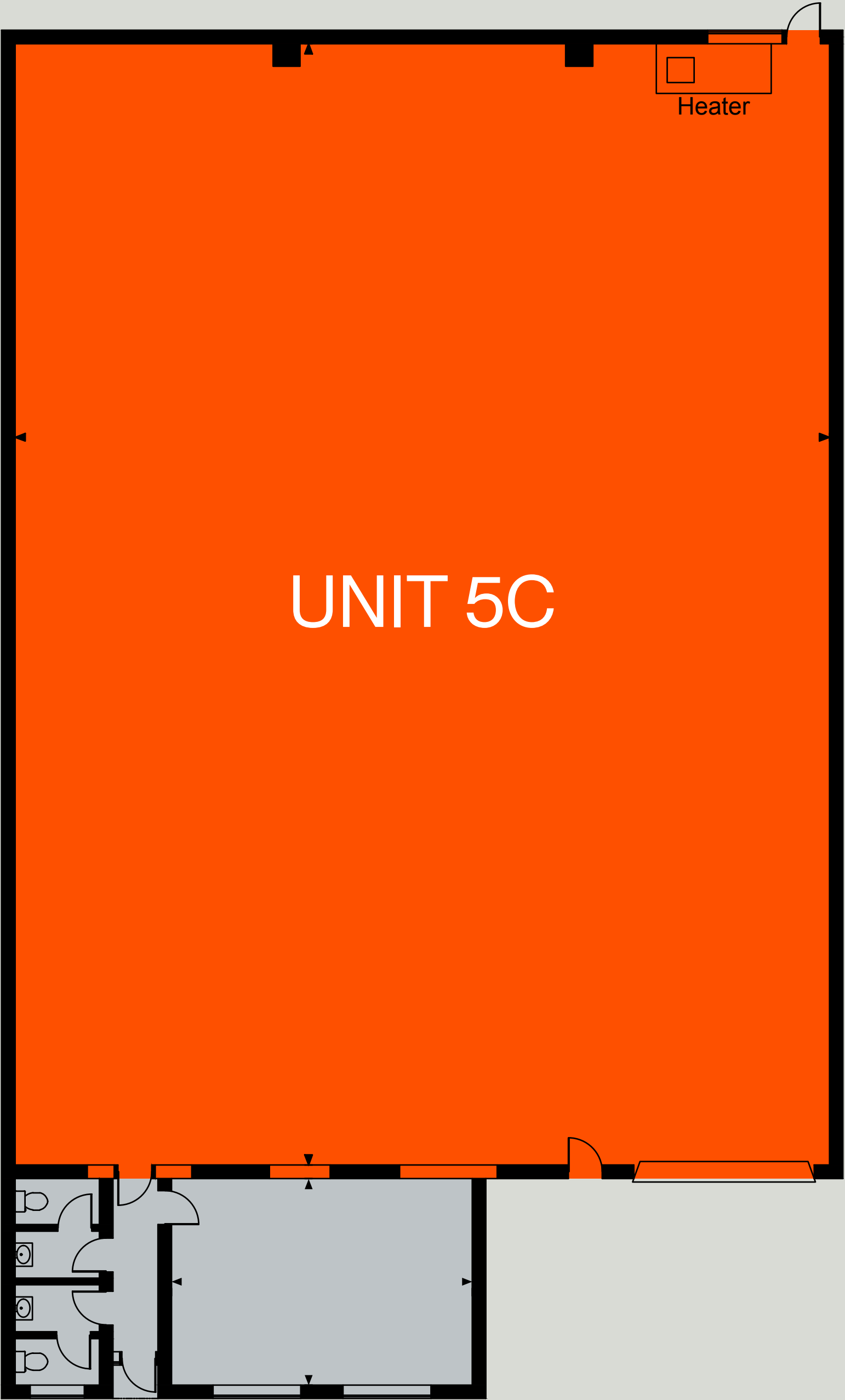


First Floor



# Unit plan.

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



Warehousing that Works.

Unit plan not to scale.



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