TO LET

8,992 sq ft – 31,000 sq ft (835.4 sq m – 2,879.9 sq m)

Fully Refurbished Industrial Units

Coldwall Industrial Estate

Spotland Road, Rochdale, Lancashire, OL12 7BD

DAVIES HARRISON REAL ESTATE
0161 236 9999
www.daviesharrison.com

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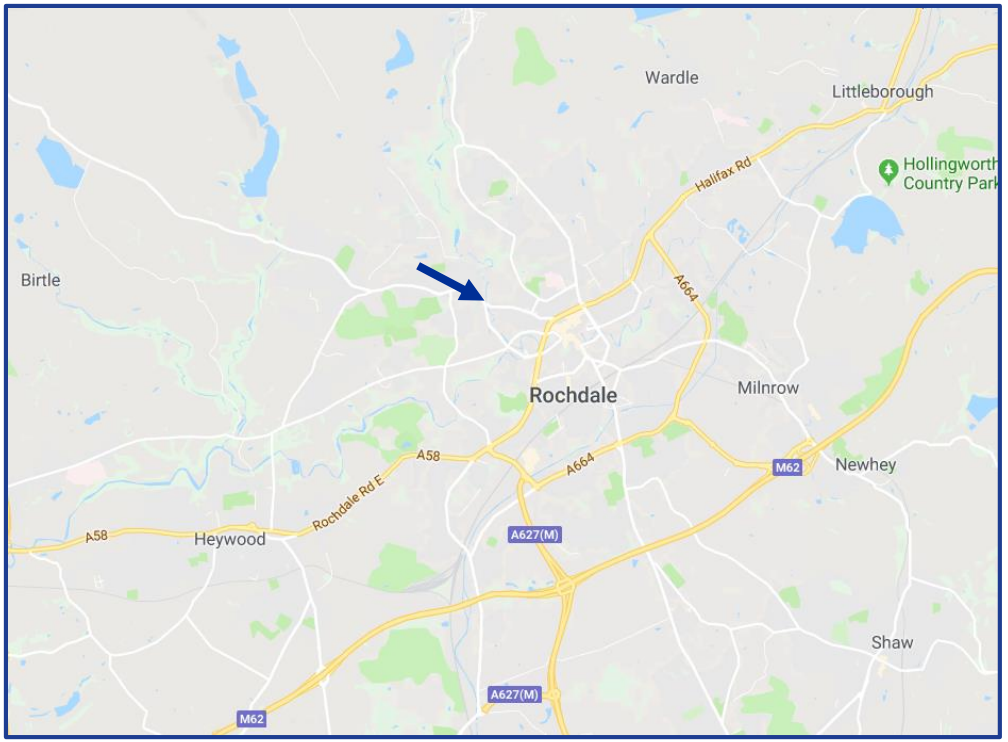
LOCATION

The units are located within the grounds of the Former Dexine Rubber Mill premises on Spotland Road, Rochdale. Spotland Road (A680) is less than 1 mile to the north-west of Rochdale Town Centre and 6.5 miles from Bury Town Centre.

The location of the premises is further enhanced with the Greater Manchester motorway network being easily accessible, approximately 3 miles south via Junction 20 of the M62 and A627(M) Motorways.

DRIVE TIMES

Destination	Miles	Km
M62 (J20)	3.5	5.63
M62 (J21)	5.5	8.85
M66 (J2)	7	11.26
M60 (J18)	8.5	13.67
M6	26	41.84
Bury Town Centre	6.5	10.46
Manchester City Centre	15	24.14
Manchester Airport	25	40.23



NB. Drives times calculated via Google Maps

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ROCHDALE

Investment, development and regeneration have all helped make Rochdale the new employment hub of the North West. Covering a total of 65 square miles, the borough has a range of development sites and business parks as well as high quality managed office and workshop accommodation.

A first-class location for business growth and employment, Rochdale borough has a large, highly cost-effective labour resource – with an estimated workforce of 750,000 people all within an hour's drive.

Factor in the recently completed Oldham and Rochdale arm of the Metrolink and Rochdale also enjoys enviable commuter access to the wider Greater Manchester area and its workforce of 1.2 million.

Small wonder thar right across Rochdale borough, investor confidence is high.

- Almost 7,000 businesses, employing more than 74,000 people in the region
- Blue chip names include ASDA/Wincanton, JD Sports, Camfil Farr and McBride
- A working population of 145,000
- An estimated workforce of 750,000 living within an hour's drive
- A workforce of 1.2 million across Greater Manchester

Source: Rochdale Development Agency

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DESCRIPTION

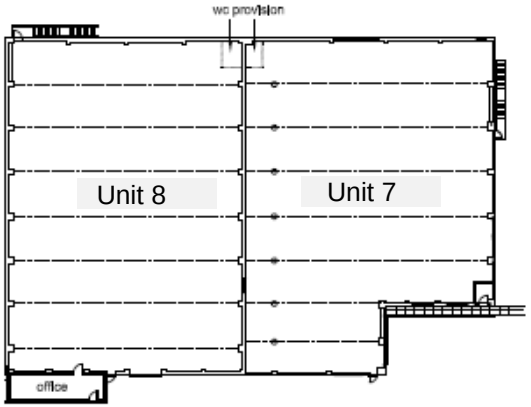
The subject units have recently undergone significant refurbishment providing two lower and two upper units.

A new Kingspan roof has been installed together with new cladding system, new galvanised steel insulated parapet gutters, new electrically operated roller shutter doors, new pedestrian entrance doors, new external windows and new emergency escape doors.

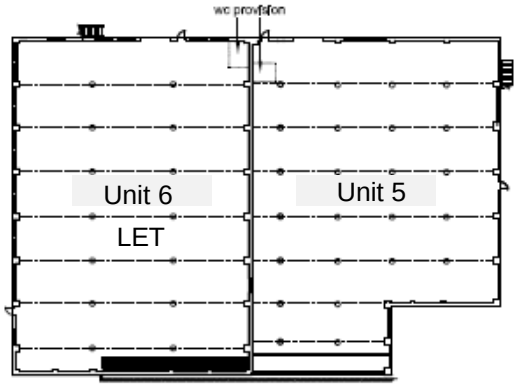
Units have been left to shell and will be fitout as per occupier's specific requirements, with the exception of Unit 4 where office accommodation measuring 10m x 2.8m has been installed.

The lower units will have their own independent external large yard areas.

Sophisticated state of the art digital CCTV recording and monitoring equipment has recently been installed on site. At times when the estate is vacant (evenings / weekends), it is monitored by a company called Absolute Security Services and backed up by MJ Security, a local company offering fast service and response to the site.



Upper Floor Plan



Lower Floor Plan

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PHASE 1 ACCOMMODATION

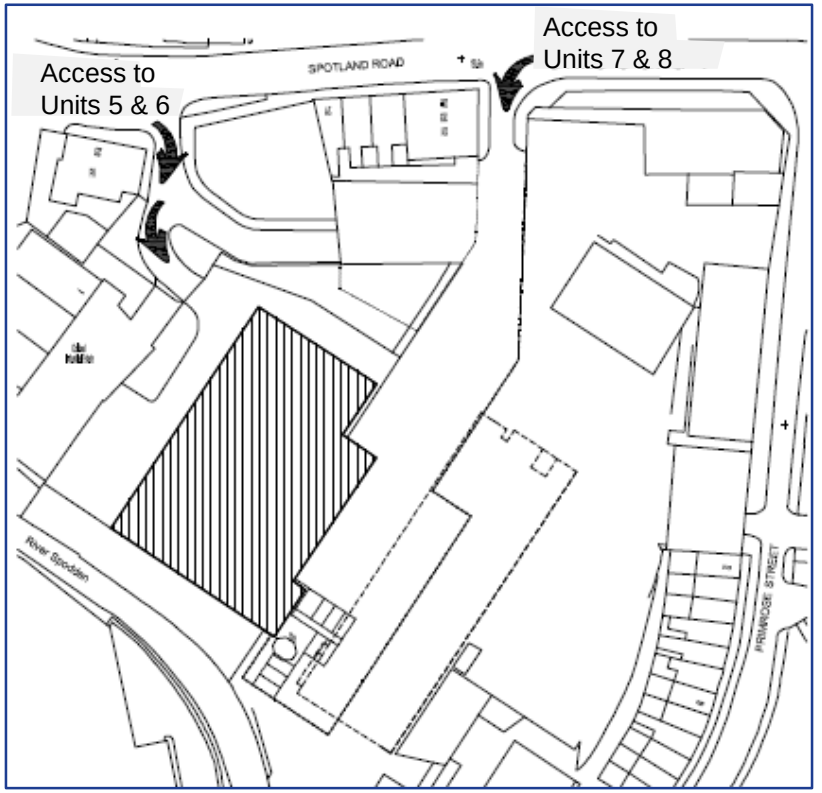
The property has been measured in line with the RICS Property Measurement, 2nd Edition 2018 and comprises the following gross internal floor areas:-

	Sq ft	Sq m
Unit 5	9,447	877.7
Unit 6 – NOW LET	**9,263**	**860.6**
Unit 7	8,992	835.4
Unit 8	9,628	894.5
Total	**37,330**	**3,468.2**

Unit 6 has now been let.

A planning application has recently been submitted for development of Phase 2.

Further information can be found on page 6.



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PHASE 2 ACCOMMODATION

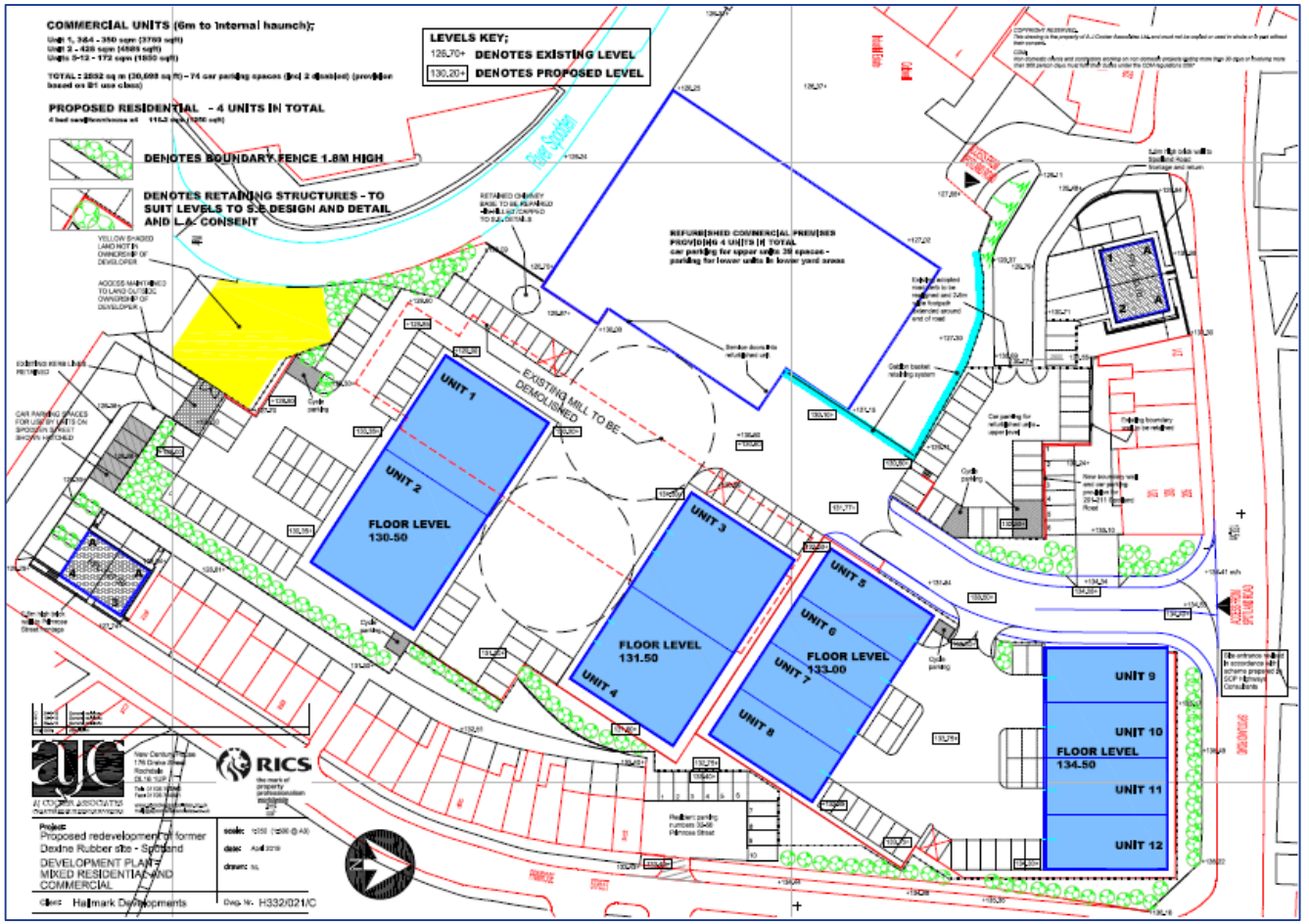
The owner of the site has recently submitted a planning application for Phase 2 to include the demolition of the existing derelict mill buildings and the construction of 12 modern units ranging from 1,850 sq ft up to 7,500 sq ft giving a total of 31,000 sq. ft.

The newly constructed warehouse / industrial units will offer the following specification:

- Profiled metal insulated composite cladding roof panels incorporating 10% double skin translucent walksafe rooflights
- Profiled metal composite cladding wall panels
- Aluminium framed entrance doors with double glazed units
- Pressed metal external gutters
- Steel sectional roller shutter doors

The work is expected to have completed in Spring 2020.

Please see attached layout plan showing the proposed Phase 2 development.



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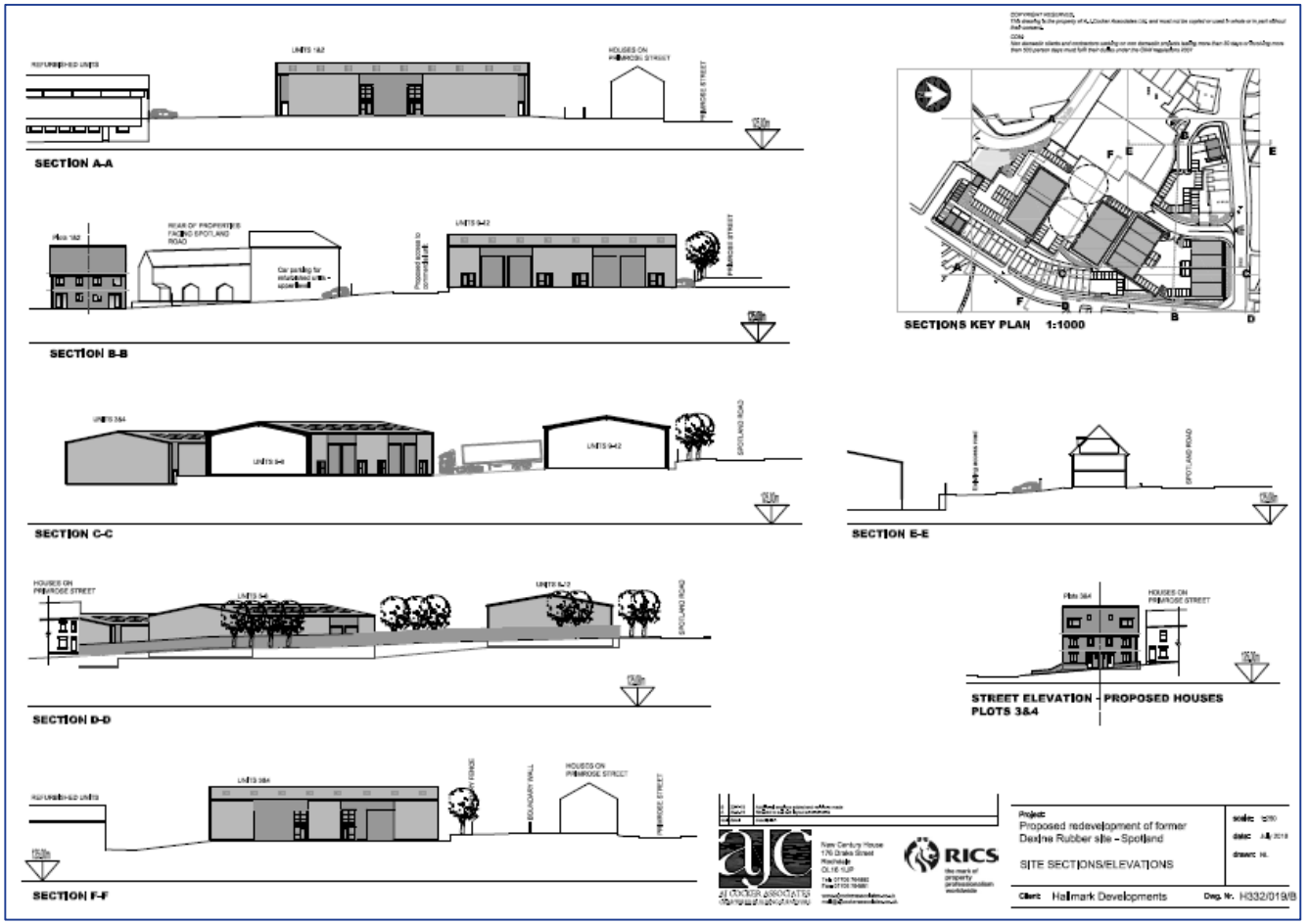
PHASE 2
ELEVATIONS



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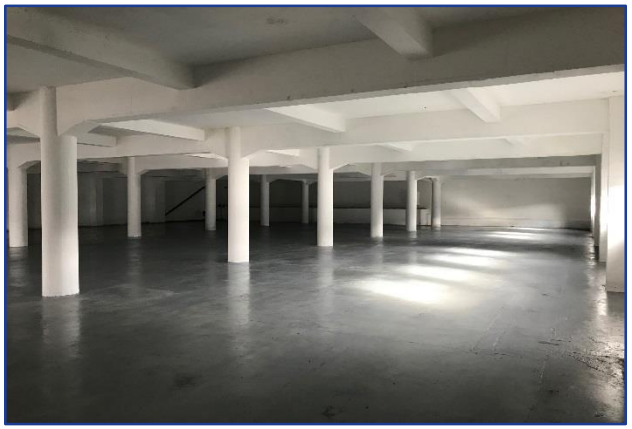

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SERVICES

We understand the units are connected to mains drainage. Water, gas and electricity are connected from public supplies.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

RATEABLE VALUE

The units will be re-assessed for Rating purposes following their recent refurbishment.

We advise any prospective tenants to make their own enquiries of Rochdale Council.

PLANNING

The property is situated within an established industrial estate and we believe there are no planning restrictions. Interested parties should however, make their own enquiries of the Rochdale Council Planning Department.

TERMS

Units are available by way of new full repairing and insuring leases for terms to be agreed. Accommodation can be taken either individually or as a whole.

RENTAL

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS AND OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

John Harrison
07767 648094
john@daviesharrison.com

Sam Rodgers
07903 518044
sam@daviesharrison.com

Jack Rodgers
07929 845329
jack@daviesharrison.com

Or the Joint Agent:
Barton Kendal 01706 353794

IMPORTANT NOTICE
Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.
Location Plan provided via Google Maps.
July 2019

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