



Unit 5, Transpennine Trading Estate, Gorrells Way, Rochdale, OL11 2PX

**C6,060 sq ft**

Modern Unit with a secure self contained yard

- 1 mile from the M62
- 1 electronically operated loading door
- Good quality offices
- Secure car park & yard
- **RENT ON APPLICATION**

## Unit 5, Transpennine Trading Estate, Gorrells Way, Rochdale, OL11 2PX



### Location

Transpennine Trading Estate is an established, self contained multi let estate close to Rochdale Town Centre. This estate is located less than 1 mile from the M62.

Rochdale is approx. 11 miles from Manchester City Centre and is served by 3 major motorway junctions, namely the M60, M62 and M66.

### Description

A modern single storey warehouse, with a secure self contained yard. The unit benefits from the following:

- Approx. 5.6m eaves
- 1 electric roller shutter doors
- integral offices
- Solid concrete warehouse floor
- LED lighting

### Rental

The property is available on a leasehold basis. The rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

[john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

Gary Chapman

[gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)