



NORTHERN TRUST

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SANDBROOK BUSINESS PARK

SANDBROOK WAY, ROCHDALE, OL11 1LQ

www.sandbrookpark-rochdale.co.uk



TO LET

NEW WORKSHOP /
INDUSTRIAL UNITS FROM

549 SQ FT TO 5,056 SQ FT
(51 SQ M - 470 SQ M)



Supporting SME Expansion and Relocation

DESCRIPTION

The new development at Sandbrook Business Park provides 26,611 sq ft split into 14 industrial/business units.

There are two facing terraced blocks of industrial units which range in size from 549 sq ft up to 2,215 sq ft. In addition there are three hybrid/business units arranged as a detached 5,056 sq ft unit incorporating ground and first floor offices; and a pair of semi-detached units each comprising 3,312 sq ft including first floor mezzanine space.

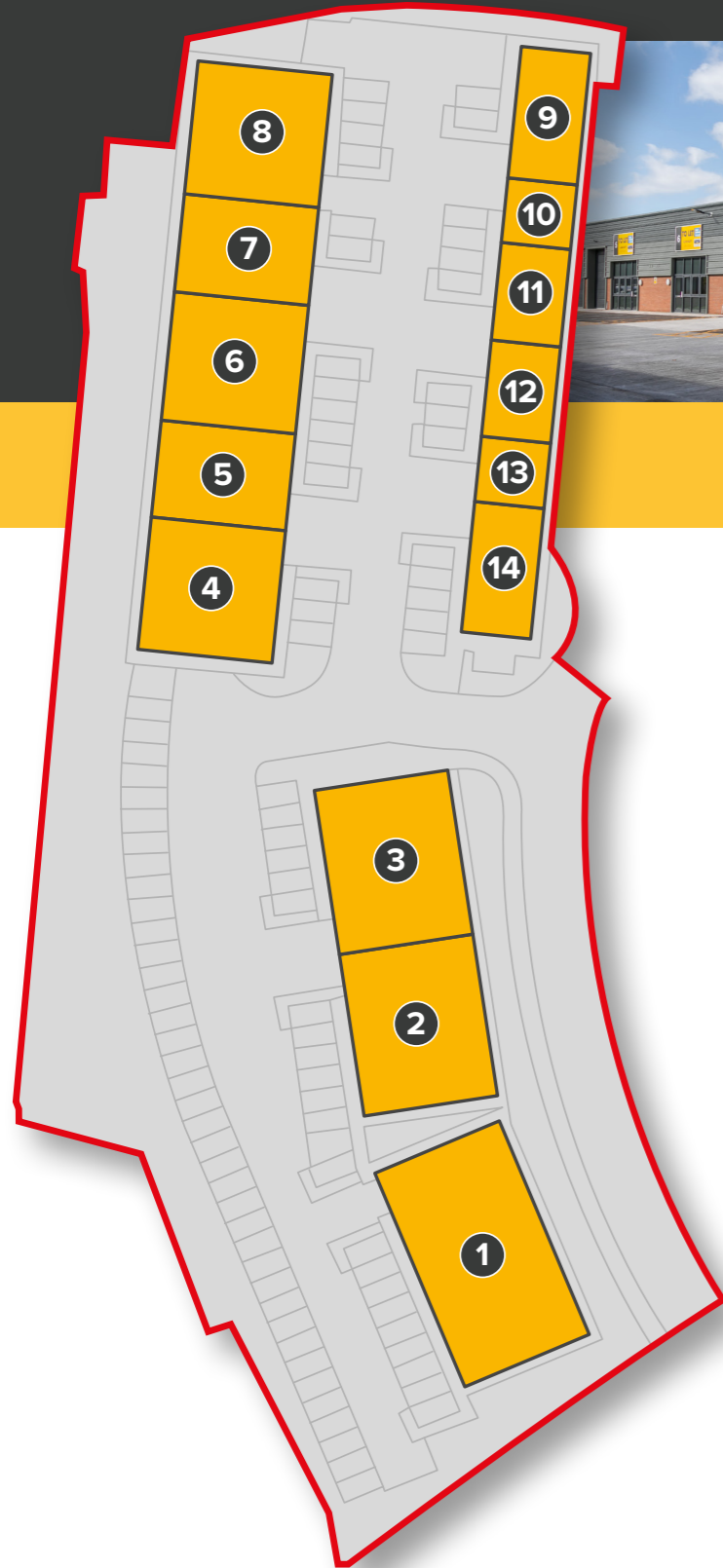
Externally the units are set within landscaped surroundings and benefit from parking to the front of each unit with good circulation space.

SPECIFICATION

- On site CCTV
- Electrically operated roller shutter doors.
- Reinforced concrete floors.
- Three phase electricity supplies and gas supplied to all units
- WC/wash rooms, including accessible washrooms and efficient instantaneous water heaters.



SANDBROOK BUSINESS PARK ROCHDALE



ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Unit 01	5,056	469.7
Unit 02	3,312	307.6
Unit 03	3,312	307.6
Unit 04	2,215	205.7
Unit 05	1,656	153.8
Unit 06	2,215	205.7
Unit 07	1,656	153.8
Unit 08	2,215	205.7
Unit 09	1,108	102.9
Unit 10	549	51.0
Unit 11	830	77.1
Unit 12	830	77.1
Unit 13	549	51.0
Unit 14	1,108	102.9
TOTAL	26,611	2,388.5





SANDBROOK WAY, ROCHDALE, OL11 1LQ



Excellent Transport Links

Good Nearby Amenities



LOCATION

Sandbrook Business Park is situated on the successful Sandbrook Park development in Rochdale. Located at the end of the A627(M). The scheme is ideally positioned 1.7 miles from Rochdale town centre and provides direct access to the north west's motorway network via junction 20 of the M62, approximately 1 mile away.

The scheme is well serviced by public transport with regular bus services linking Manchester Road to the town centre where Rochdale rail station provides services across the region and beyond.

EPC

The EPC ratings range from B32 to C56. Individual copies of the EPC's are available upon request.

TERMS / RENTS / OTHER CHARGES

Details of rents and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.



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