

**TO LET**



**NORTHERN TRUST**

WWW.NTPROPERTIES.CO.UK



**UNITS 1 - 14, SANDBROOK BUSINESS PARK**

**SANDBROOK WAY | ROCHDALE | OL11 1LQ**

**MODERN INDUSTRIAL UNITS**

**549 - 5,056 SQ FT**

[www.sandbrookpark-rochdale.co.uk](http://www.sandbrookpark-rochdale.co.uk)



## DESCRIPTION

Sandbrook Business Park offers 26,611 sq ft of high-quality industrial and business space across 14 well-designed units.

The site includes two facing terraces of industrial units, with sizes ranging from 549 sq ft to 2,215 sq ft. It also features three hybrid/business units: a 5,056 sq ft detached unit with ground and first floor office space, and two semi-detached units of 3,312 sq ft. Set within landscaped surroundings, the units benefit from dedicated front parking and excellent on-site circulation.



## KEY FEATURES



**Excellent  
Transport Links**



**Established  
Business Area**



**On-Site  
Car Parking**

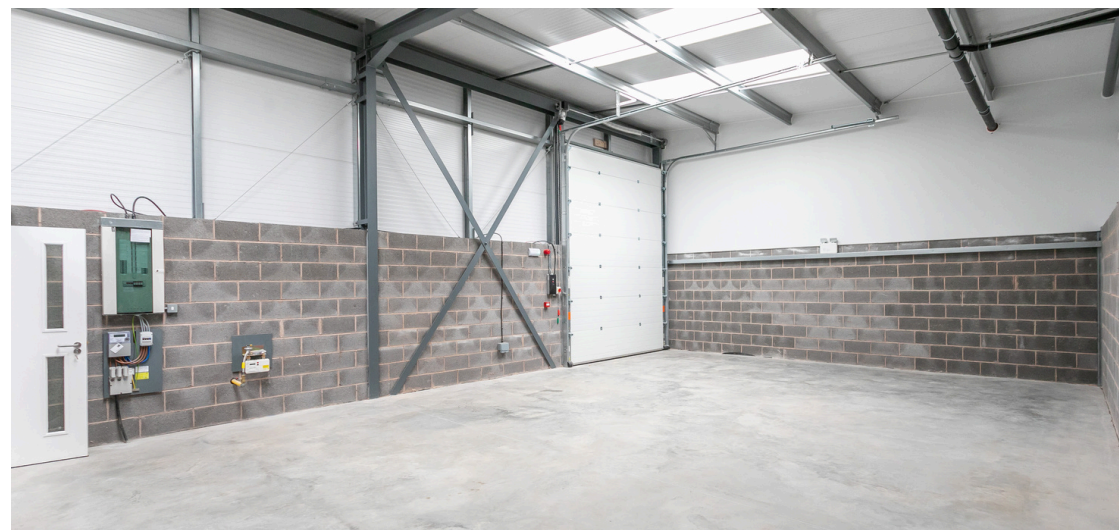
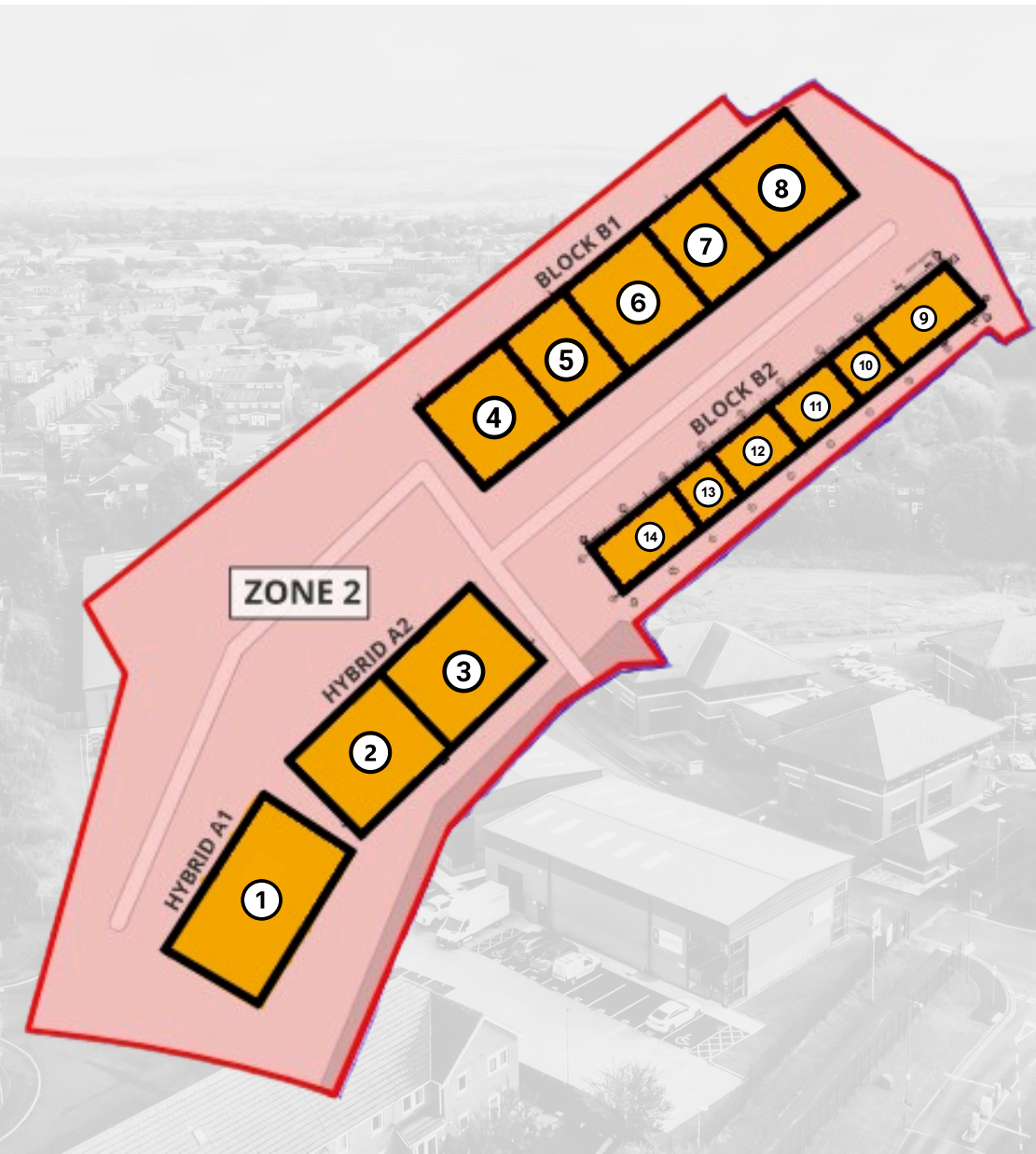




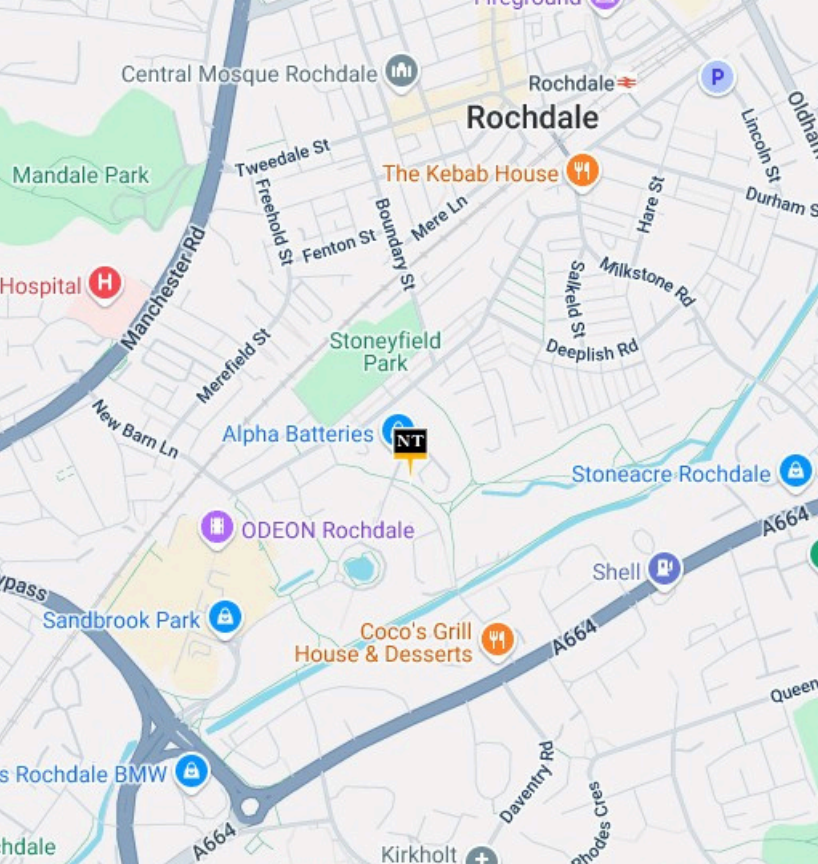
## SITE PLAN

For current availability please  
visit the dedicated website

[www.sandbrookpark-rochdale.co.uk](http://www.sandbrookpark-rochdale.co.uk)







## SANDBROOK BUSINESS PARK

### SANDBROOK WAY

### ROCHDALE | OL11 1LQ

## LOCATION

Sandbrook Business Park is prominently located adjacent to the established office development within the successful Sandbrook Park scheme in Rochdale. Positioned at the terminus of the A627(M), the park offers an exceptional business location just 1.7 miles from Rochdale town centre.

The site benefits from direct access to the North West's motorway network, with Junction 20 of the M62 just moments away, providing swift connections to Manchester, Leeds, and beyond.

The business park is also well connected by public transport, with frequent bus services along Manchester Road linking to Rochdale town centre. From there, Rochdale train station offers regular train services across the region and to major UK destinations, making Sandbrook Business Park an ideal choice for both local and regional businesses.



## GOOD NEARBY AMENITIES



## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## EPC

Copies of individual EPC certificates can be made available on request.

## VIEWING & FURTHER INFORMATION

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



 [northwest@northerntrust.co.uk](mailto:northwest@northerntrust.co.uk)



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# BUSINESS UNITS TO LET ACROSS THE UK

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