

TO LET



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COMING SOON



*image displayed is indicative.

SANDBROOK BUSINESS PARK

SANDBROOK WAY | ROCHDALE | OL11 1LQ

NEW INDUSTRIAL/WAREHOUSE UNITS
1,109 - 4,456 SQ FT

www.sandbrookpark-rochdale.co.uk



SANDBROOK BUSINESS PARK | SANDBROOK WAY ROCHDALE | OL11 1LQ

LOCATION

Located just 2 miles from Rochdale town centre, Sandbrook Business Park occupies a prime position within one of Greater Manchester's well-established industrial and commercial hubs. The park benefits from excellent connectivity, with easy access to the M62 and A627(M), providing swift routes to Manchester, Leeds, and the wider motorway network.

The surrounding area is home to a diverse mix of national and regional occupiers, reinforcing Sandbrook Business Park's reputation as a strategically positioned and highly regarded business location.

DESCRIPTION

The final phase of development at Sandbrook Business Park will see the construction of an additional 18,869 sq ft of high quality business space across 9 units arranged in 4 blocks.

Blocks A and B will comprise terraced workshop/industrial units ranging from 1,109 sq ft to 1,658 sq ft, while the remaining two blocks will feature standalone hybrid business units, each offering 4,456 sq ft of space comprising production and office areas at ground floor with an adaptable mezzanine space to accommodate the tenant's specific requirements.

The new development will complement the existing estate which comprises of 18,454 sq ft of modern office accommodation, and 26,611 sq ft of multi-let industrial / business space.

ACCOMMODATION SCHEDULE

	Sq Ft	Sq M
Block A Unit 1	1,109	103
Block A Unit 2	1,109	103
Block A Unit 3	1,109	103
Block B Unit 4	1,658	154
Block B Unit 5	1,658	154
Block B Unit 6	1,658	154
Block B Unit 7	1,658	154
Block C Unit 8	4,456	414
Block D Unit 9	4,456	414
Total	18,871	1,753



VIEWING & FURTHER INFO

To arrange a viewing, please contact one of the letting agents.

TERMS

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

EPC

Copies of EPC certificates are available upon request.



northwest@northerntrust.co.uk



BUSINESS UNITS TO LET ACROSS THE UK

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