



TO LET - UNIT 12 - 1,318 SQ FT

REFURBISHED WAREHOUSE WITH OFFICE

PROPERTY OVERVIEW

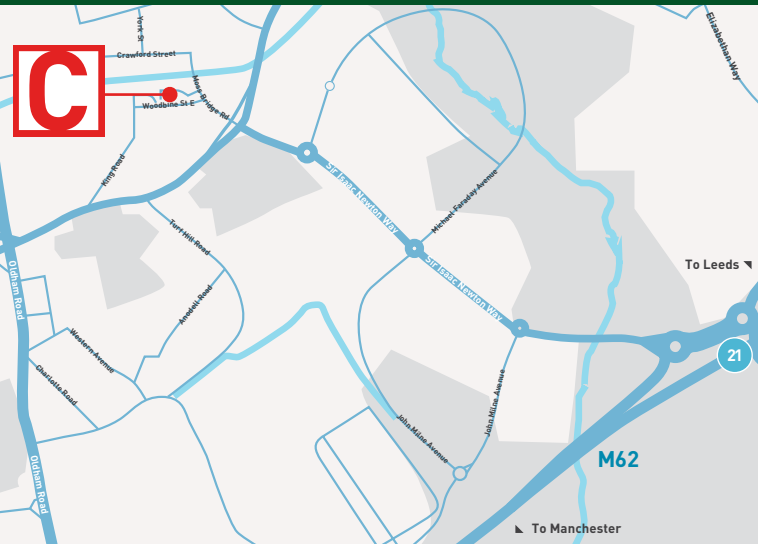
Unit 12, Canalside Industrial Estate offers modern industrial and warehouse accommodation extending to **1,318 sq ft (122.4 sq m)**, positioned within a well established commercial estate in Rochdale.

The unit provides flexible accommodation suitable for a variety of industrial, storage and trade occupiers. Benefitting from a generous loading door, excellent internal eaves height and dedicated office accommodation, the property is well suited to businesses seeking practical and well-connected premises.

Located on a secure, fully fenced estate with monitored CCTV coverage, the property also benefits from excellent access to Rochdale town centre and the regional motorway network.

SPECIFICATION

- Modern industrial / warehouse unit
- 1,318 sq ft (122.4 sq m) GIA
- Large roller shutter loading door
- Good internal eaves height
- Internal office accommodation
- Kitchen facilities
- WC accommodation
- Three-phase electricity supply
- Secure, fully fenced estate
- Monitored CCTV coverage
- Excellent transport links



LOCATION

Canalside Industrial Estate occupies a well-established commercial location on **Woodbine Street East**, just off Kingsway in Rochdale. The estate benefits from excellent connectivity, with Rochdale Town Centre located nearby and Junction 21 of the M62 approximately 1.2 miles away. Junction 20 is also easily accessible via the A627(M), providing convenient links across Greater Manchester and the wider North West motorway network.

TERMS

The property is available **To Let** by way of a new Full Repairing and Insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is applicable to cover the maintenance and management of communal areas, including landscaping, estate security fencing and monitored CCTV systems.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority to verify the current Rateable Value and Business Rates payable.

VAT

All prices, rentals and outgoings quoted are exclusive of VAT, which will be payable where applicable.

EPC

An Energy Performance Certificate is available upon request.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

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