

Royle Pennine Trading Estate Rochdale

Available To Let
Single-storey warehouse with secure yard
5,750 sq ft (534.19 sq m)

LED Lighting



Single level-access loading door



5.7 metres to eaves



Large, secure yard



Rochdale 1.4 miles



Junction 20 (M62) 2.2 miles



Royle Pennine Trading Estate

Royle Pennine Trading Estate, Lynroyle Way, Rochdale, OL11 3EX



Description

The property is a modern single storey steel portal frame warehouse that benefits from the following:

- LED Lighting to the warehouse
- 10% roof lights
- Concrete warehouse floor
- A single level access loading door
- 3 phase electricity
- Gas hot air blower
- A large secure concrete yard

There is also a single storey office which is heated, lit and carpeted. Male and female WCs.

Location

Royle Pennine Trading Estate is located off Lynroyle Way and is within a 5 minute drive of J20 of the M62 motorway. Rochdale Town Centre is approximately 1.5 miles away. Local occupiers in the area include Deckers, Tetroysl, Frontline Healthcare and James Nuttall Transport. There is also a Tesco Superstore at the bottom of Lynroyle Way.

Property owned by **Mileway**

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EPC

Energy Performance Certificate is available upon request.

Terms

Available on new full repairing and insuring lease.

Viewing / Further Information

Please contact:



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VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



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Accommodation

Floor areas are as follows:

Unit	Area (sq m)	Area (sq ft)	Rent per annum
G2	534.19	5,750	TBC

Mileway