

Industrial

# UNIT 5 & 6 | GLOBE PARK

Moss Bridge Road, Rochdale, OL16 5EB



## UNIT 5 & 6 | 3,132 SQ FT

Modern industrial unit

Units 5 & 6 at Globe Park Industrial Estate offers a combined space of approximately 3,130sqft, ideal for a range of industrial and warehousing uses. The units are part of a secure, gated estate comprising 17 high-quality industrial spaces arranged across three terraces. Key features include 24-hour access, CCTV surveillance, designated parking, and generous circulation space. The buildings are constructed with steel portal frames, partially clad elevations, and electric roller shutter doors, offering both durability and operational efficiency. Eaves heights range between 7 to 8 metres. Globe Park's strategic location and modern infrastructure make it an attractive base for logistics, manufacturing, or distribution businesses with proximity to public transport links, including Rochdale Railway Station just two miles away and Manchester Airport approximately 25 miles distant.



Lease Type **New**

### Unit Summary

- 24 Hour Access
- Common Yard Area
- Electric Roller Shutter Door
- Well Maintained Estate
- Car Parking
- LED Lighting

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,400.00	£9.39
Rates	£9,038.14	£2.89
Maintenance Charge	£6,300.00	£2.01
Insurance	£626.40	£0.20
<b>Total Cost</b>	<b>£45,364.54</b>	<b>£14.48</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: [unit.info/UIP0100749](http://unit.info/UIP0100749)

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## Location

Globe Park is located within the Canal Industrial Area of south-eastern Rochdale. Our units are well positioned being 1 mile from Rochdale town centre and within walking distance to a public transport networks



Road  
M62: <1 mile



Airport  
Manchester Airport: 30 miles



Rail  
Rochdale: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (21)



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## Key Contact



**Gabriel Walker**

Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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