

INDURENT

TRANSPENNINE TRADING ESTATE

OL11 2PX
///EASY.AUGUST.SOLO

Under refurbishment

UNIT 5A/B- 15,786 SQ FT (1,467 SQ M)

UNIT 5C - 5,348 SQ FT (497 SQ M)

AVAILABLE COMBINED –
21,134 SQ FT (1,963 SQ M)

Coming Soon



Currently undergoing
extensive refurbishment



Full height electric
roller shutter doors

Warehousing that Works.

High performance space for your business.

Transpennine Trading Estate is an established and well-maintained trade location, with excellent rail and major road access. This range of units is suited to uses such as trade/retail counter, warehouse and manufacturing.

Transpennine Trading Estate is conveniently located 2 miles from the Rochdale town centre and in close proximity to J20 of the M62 which is accessed via the A627M.

The units are currently undergoing extensive refurbishment to include:

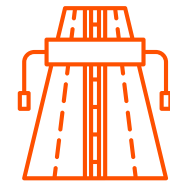
- / Roof replacement
- / Internal re-decoration to warehouse and office space
- / External re-decoration to offices and doors
- / Energy efficiency upgrades to at least a B rated EPC
- / Potential for solar panel installation



Warehousing that Works.



You're well-connected.



CITIES/MAJOR TOWNS

Rochdale Town Centre	2 miles
Manchester City Centre	11 miles
Bolton	17 miles
Leeds City Centre	34 miles



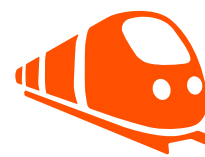
MAJOR ROADS

A58	0.8 miles
A664	1 mile
M62	3 miles



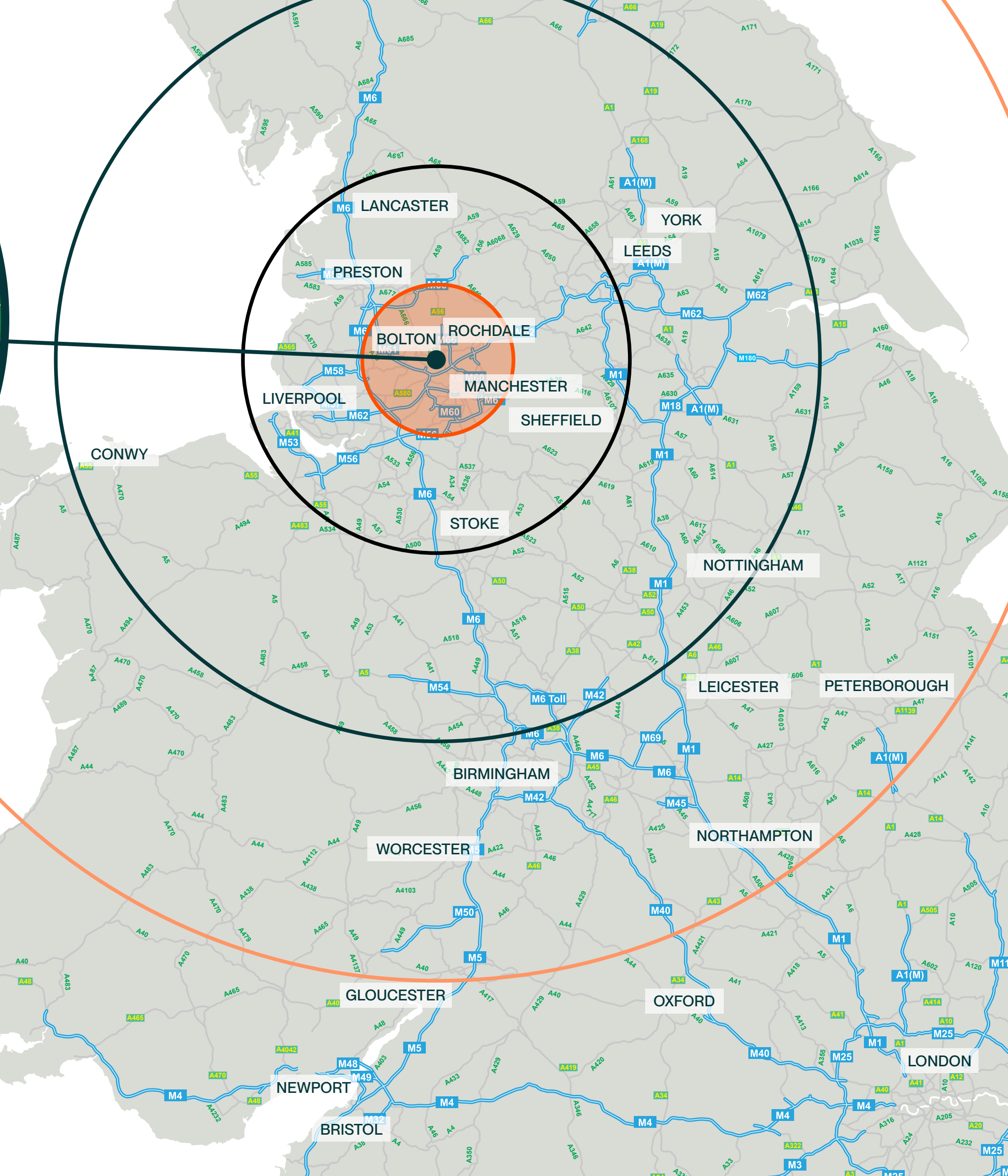
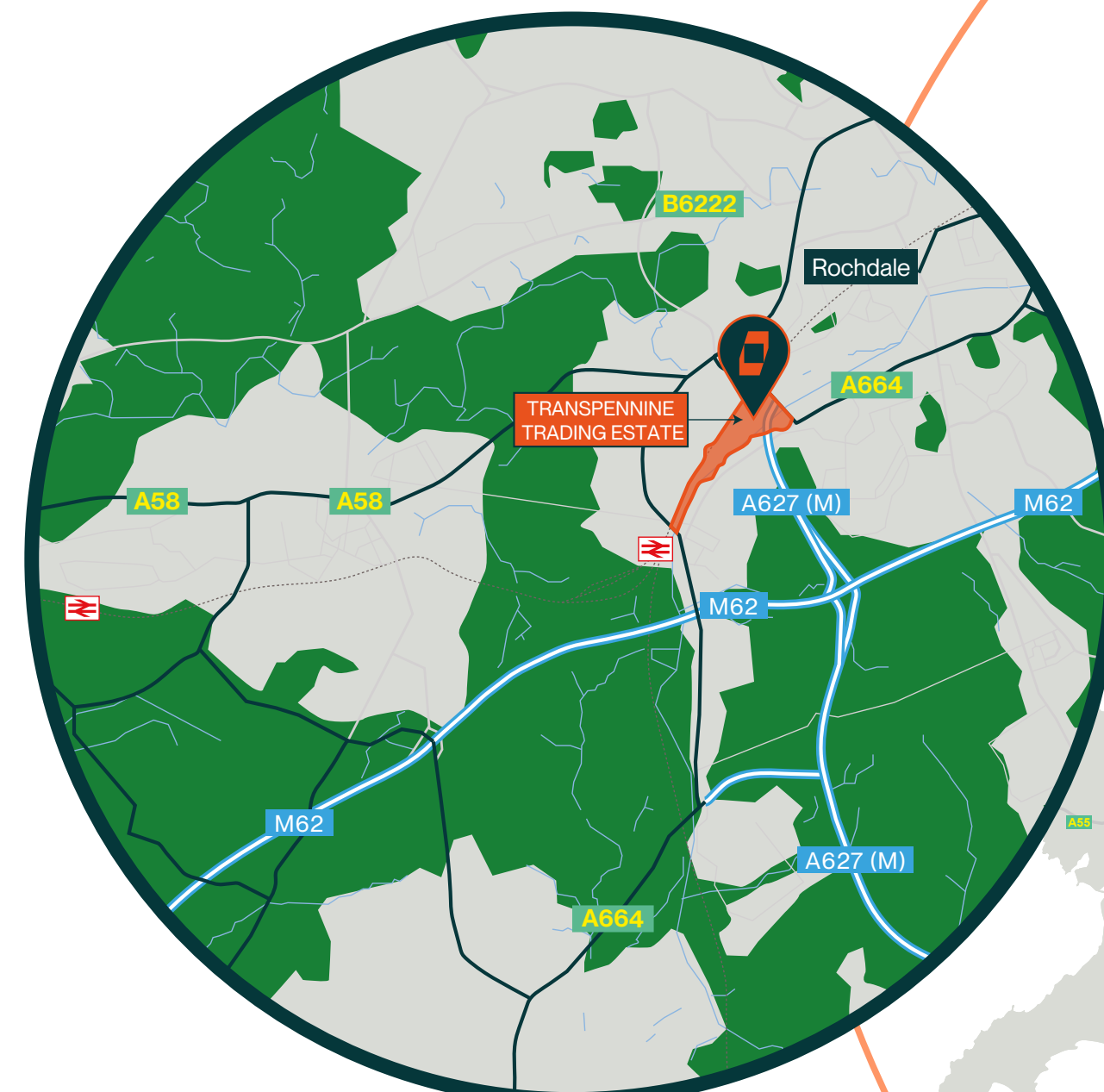
AIRPORTS

Manchester Airport	26 miles
Leeds Bradford Airport	36 miles
Liverpool John Lennon Airport	41 miles



TRAIN STATIONS

Castleton	0.7 miles
Rochdale	1.6 miles
Mills Hill	4.5 miles
Smithy Bridge	5 miles



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

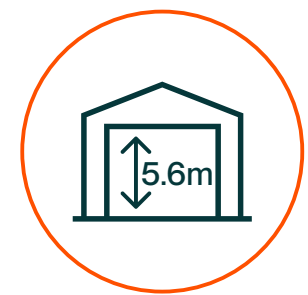


Warehousing that Works.

Schedule of accommodation.

UNDER REFURBISHMENT

UNITS	
UNIT 5A/B	15,786 SQ FT (1,467 SQ M)
UNIT 5C	5,348 SQ FT (497 SQ M)
TOTAL COMBINED AREA	21,134 SQ FT (1,963 SQ M)



5.6m clear internal eaves height



Two storey ancillary office space



Electric roller shutter doors



Targeting EPC B



Shared access secure yard



Toilets and kitchens for both the office and warehouse portion of the unit



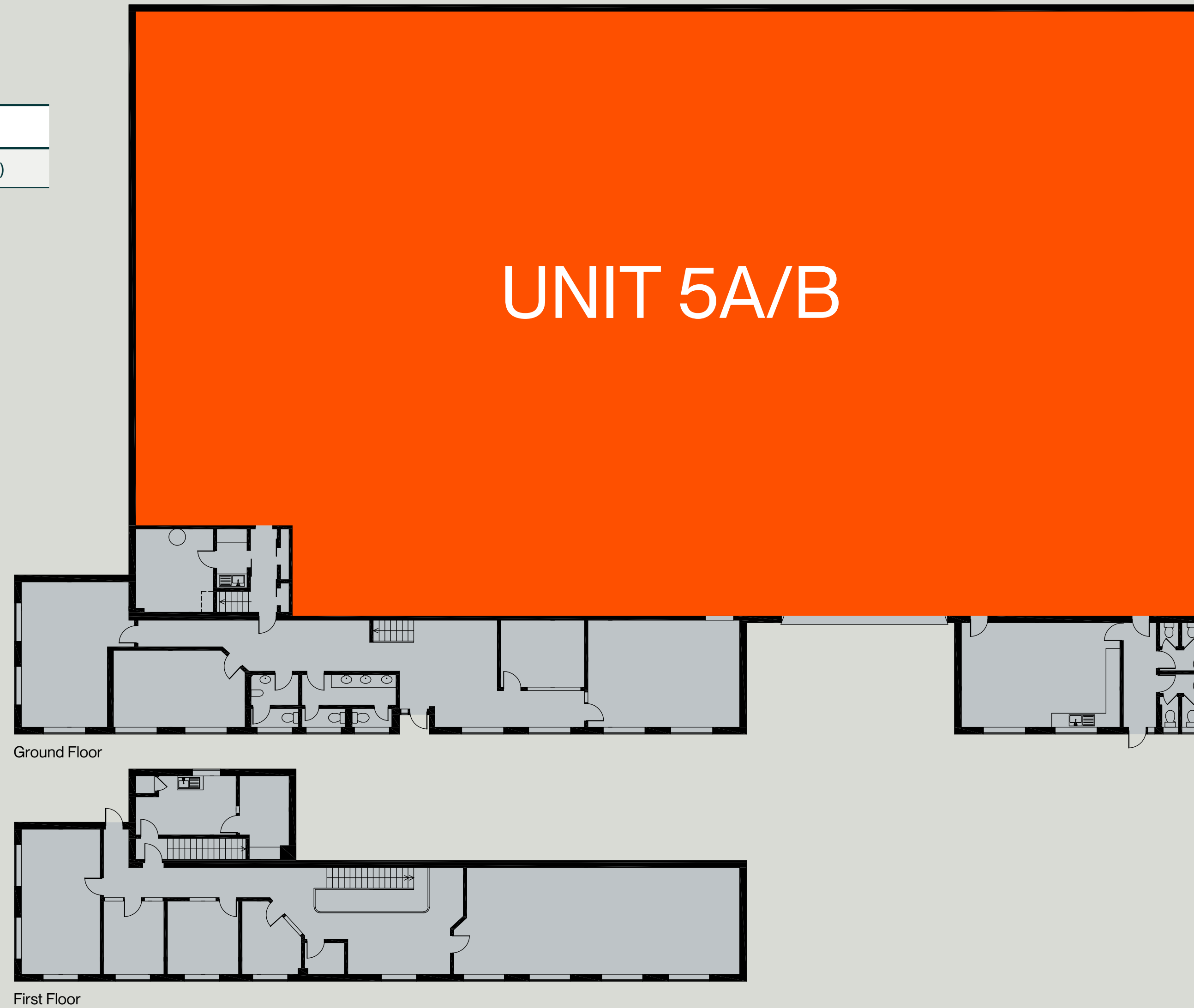
3 separate access gates.

*All floor areas are approximate gross internal areas.



Unit plan.

UNIT 5A/B	
UNIT 5A/B	15,786 SQ FT (1,467 SQ M)



Unit plan.


UNITS	
UNIT 5C	5,348 SQ FT (497 SQ M)





DAVID DEVINE

Asset Manager

 07770 925 742

 david.devine@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2025. TBDW 06476-01.



Anthony Mellor
M: 07794 757 939
E: anthony@b8re.com



John Barton
M: 07501 773 672
E: john@bcrealestate.co.uk