

TO LET

MODERN INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNITS

From 4,886 sq ft - 11,430 sq ft

6.4m Eaves / Level access loading doors / Secure gated site / Within 1 mile of M62 motorway



Globe Park

Rochdale

Moss Bridge Road
Rochdale OL16 5EB



／ Description

Globe Park comprises a well established industrial estate of 17 units ranging in size from 2,000 sq ft to 11,430 sq ft. Constructed in 2002, the estate offers modern high quality units on a secure site within close proximity of the M62 and Rochdale town centre.

The units benefit from the following specification:

- ／ Steel portal frame construction
- ／ Integral office accommodation
- ／ Level access loading doors
- ／ Minimum eaves height 6.4m
- ／ Dedicated loading and parking
- ／ Fully enclosed estate



Availability

UNIT	SQ FT	SQ M
16	4,886	453.9
17	6,544	607.0
16 & 17	11,430	1,060.9

Maintenance Charge

A maintenance charge will be payable to cover the maintenance and repair of the common areas, security and the external fabric of the units. Details can be provided on request.

EPC

A copy of the EPC certificates are available upon request.

Terms

Units are available on new IRI leases.

VAT

All rents and prices quoted are subject to VAT at the prevailing rate.





Location

Globe Park is located in the Canalside Industrial Area of Rochdale on Moss Bridge Road off Kingsway (A665) within close proximity to Rochdale town centre and Kingsway Business Park. The estate is also located approximately 1.5 miles north of the A627 (M) link to Junction 20 of the M62.



Car travel times

M62 Junction 20	5 mins	Rochdale Town Centre	5 mins	Manchester Airport	40 mins
M62 Junction 21	6 mins	Manchester	28 mins	Leeds	45 mins

Viewings For further information please contact:

All enquiries **0800 1 22 3330** industrials.co.uk