

TO LET

8,992 sq ft – 28,067 sq ft (835.4 sq m – 2,607.6 sq m)

- Prominent units
- Available for immediate occupation
- Recently refurbished
- 3 miles from M62 Motorway
- Phase 2 currently under construction

Enter



Fully Refurbished Industrial Units

Coldwall Industrial Estate – Phase 1
Spotland Road, Rochdale, Lancashire, OL12 7BD

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REAL ESTATE
0161 236 9999
www.daviesharrison.com

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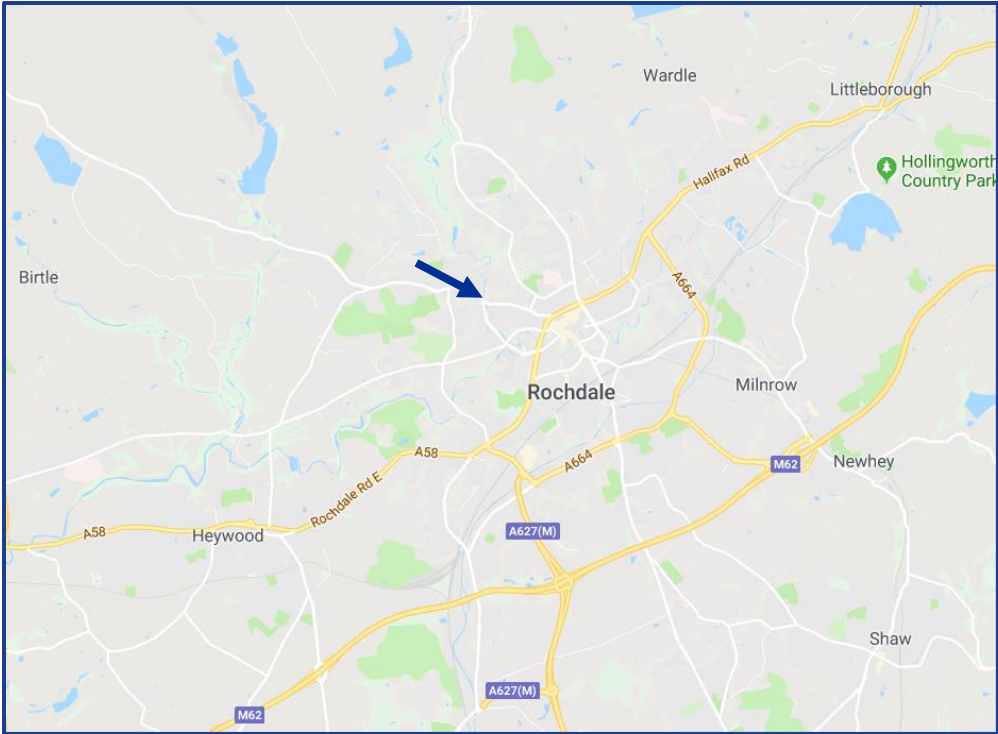
LOCATION

The units are located within the grounds of the Former Dexine Rubber Mill premises on Spotland Road, Rochdale. Spotland Road (A680) is less than 1 mile to the north-west of Rochdale Town Centre and 6.5 miles from Bury Town Centre.

The location of the premises is further enhanced with the Greater Manchester motorway network being easily accessible, approximately 3 miles south via Junction 20 of the M62 and A627(M) Motorways.

DRIVE TIMES

Destination	Miles	Km
M62 (J20)	3.5	5.63
M62 (J21)	5.5	8.85
M66 (J2)	7	11.26
M60 (J18)	8.5	13.67
M6	26	41.84
Bury Town Centre	6.5	10.46
Manchester City Centre	15	24.14
Manchester Airport	25	40.23



NB. Drives times calculated via Google Maps

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ROCHDALE

Investment, development and regeneration have all helped make Rochdale the new employment hub of the North West. Covering a total of 65 square miles, the borough has a range of development sites and business parks as well as high quality managed office and workshop accommodation.

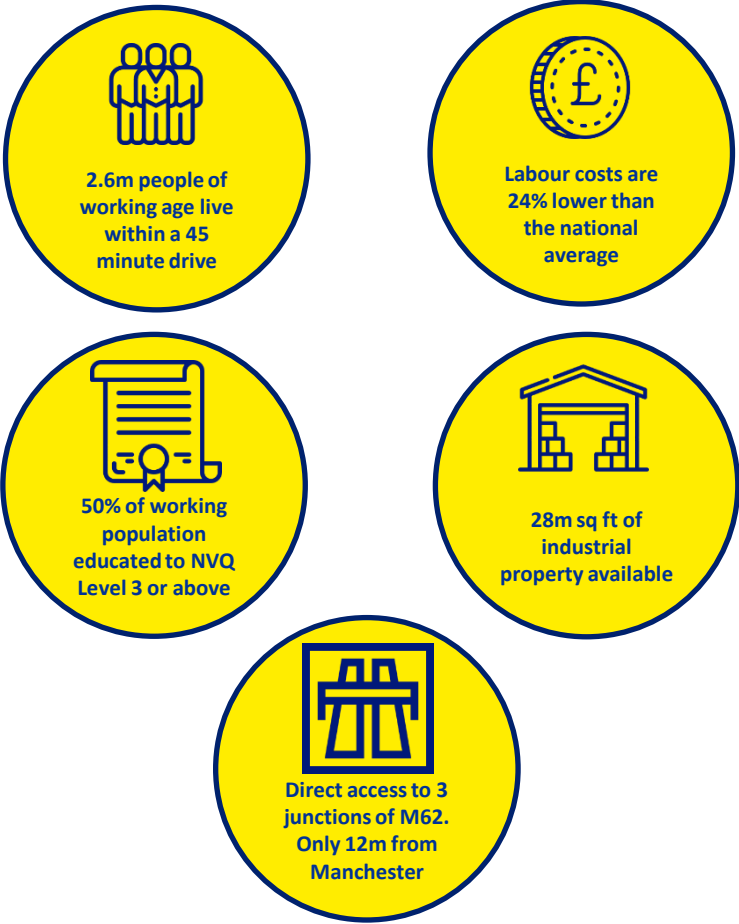
A first-class location for business growth and employment, Rochdale borough has a large, highly cost-effective labour resource – with an estimated workforce of 750,000 people all within an hour’s drive.

Factor in the recently completed Oldham and Rochdale arm of the Metrolink and Rochdale also enjoys enviable commuter access to the wider Greater Manchester area and its workforce of 1.2 million.

Small wonder that right across Rochdale borough, investor confidence is high.

- Almost 7,000 businesses, employing more than 74,000 people in the region
- Blue chip names include ASDA/Wincanton, JD Sports, Camfil Farr and McBride
- A working population of 145,000
- An estimated workforce of 750,000 living within an hour’s drive
- A workforce of 1.2 million across Greater Manchester

Source: Rochdale Development Agency



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[HOME](#)[LOCATION](#)[ROCHDALE](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER
INFORMATION](#)

DESCRIPTION

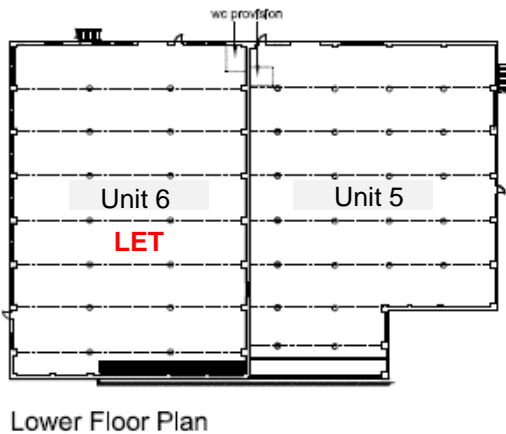
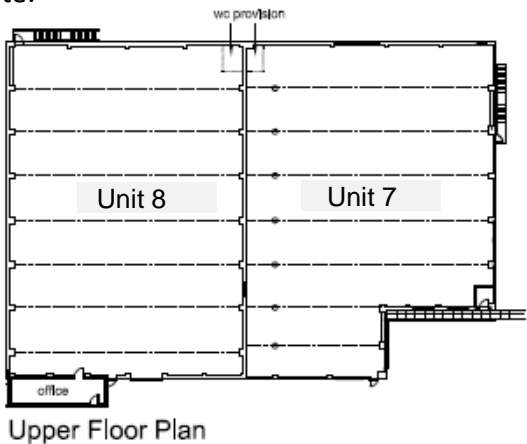
The subject units have recently undergone significant refurbishment providing two lower and two upper units.

A new Kingspan roof has been installed together with new cladding system, new galvanised steel insulated parapet gutters, new electrically operated roller shutter doors, new pedestrian entrance doors, new external windows and new emergency escape doors.

Units have been left to shell and will be fitout as per occupier's specific requirements, with the exception of Unit 8 where office accommodation measuring 10m x 2.8m has been installed.

The lower units will have their own independent external large yard areas.

Sophisticated state of the art digital CCTV recording and monitoring equipment has recently been installed on site. At times when the estate is vacant (evenings / weekends), it is monitored by a company called Absolute Security Services and backed up by MJ Security, a local company offering fast service and response to the site.



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PHASE 1 ACCOMMODATION

The property has been measured in line with the RICS Property Measurement, 2nd Edition 2018 and comprises the following gross internal floor areas:-

	Sq ft	Sq m
Unit 5	9,447	877.7
Unit 6 – NOW LET	9,263	860.6
Unit 7	8,992	835.4
Unit 8	9,628	894.5
Total Available Accommodation	28,067	2,607.6

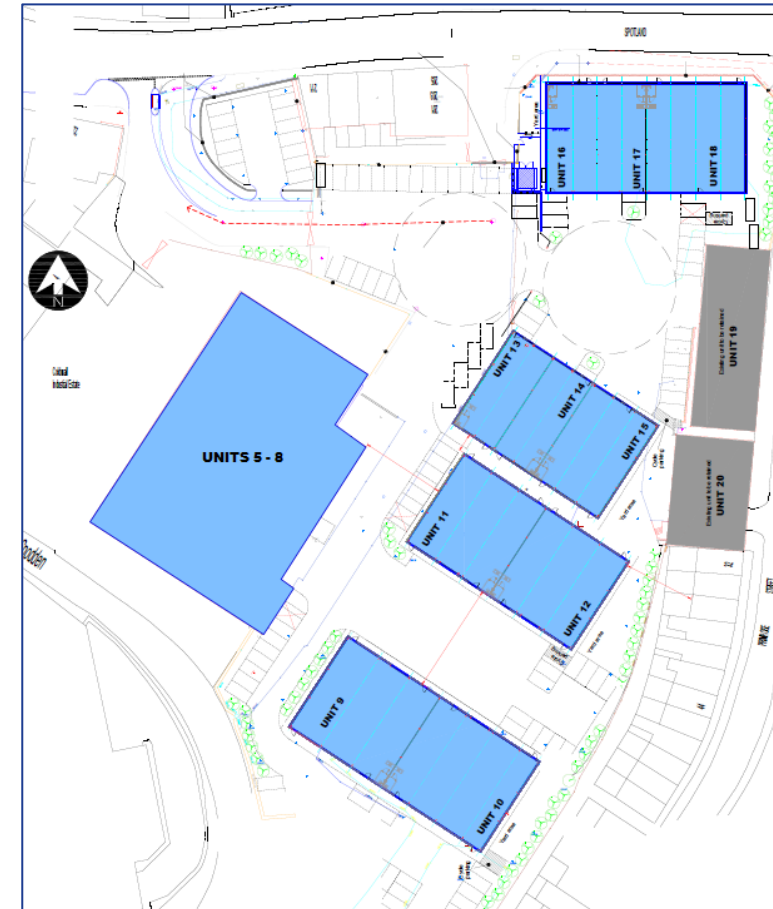
Unit 6 has been let.

PHASE 2 ACCOMMODATION

Phase 2 (Units 9 – 18) will comprise 10 newly constructed modern industrial units.

The newly constructed warehouse / industrial units should be available for occupation by Summer 2021 and will range in size from 1,900 sq ft – 9,135 sq ft.

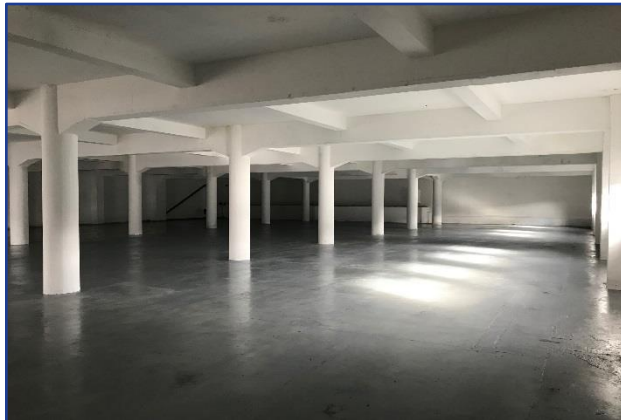
Further information on the Phase 2 accommodation is available here http://daviesharrison.com/property.php?property_id=540



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SERVICES

We understand the units are connected to mains drainage. Water, gas and electricity are connected from public supplies.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

RATEABLE VALUE

The units will be re-assessed for Rating purposes following their recent refurbishment.

We advise any prospective tenants to make their own enquiries of Rochdale Council.

PLANNING

The units are situated within an established industrial estate and we believe there are no planning restrictions. Interested parties should however, make their own enquiries of the Rochdale Council Planning Department.

TERMS

Units are available by way of new full repairing and insuring leases for terms to be agreed. Accommodation can be taken either individually or as a whole.

RENTAL

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS AND OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

John Harrison
07767 648094
john@daviesharrison.com

Sam Rodgers
07903 518044
sam@daviesharrison.com

Or the Joint Agent:
Barton Kendal 01706 353794

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Location Plan provided via Google Maps.

May 2021

