

EVOLUTION

BUSINESS PARK - ROCHDALE

Unit 9 - Now let to Screwfix
Unit 10 - Last remaining unit



HALLMARK

Industrial units TO LET

Spotland Road, Rochdale, OL12 7BD

A new development of 10 commercial units

4,803 Sq/Ft (446 Sq/M)

Available for immediate occupation



Evolution Business Park is an exciting new development in the heart of the Rochdale.

Designed to meet the growing demand for sophisticated, high specification industrial space, these 10 purpose-built units are set to provide accommodation for a host of diverse businesses.

Industrial units have come a long way from the traditional shed. Now, the UK industrial warehouse sector is expanding rapidly, thanks to the surge in e-commerce businesses. With an estimated 30% of retailing set to be online by 2030, it's no wonder industrial units have been dubbed the "shining star" of the property industry by a leading publication, Investors Chronicle.

Owner-occupiers benefit from a hard working space which offers flexibility, longevity and connectivity.

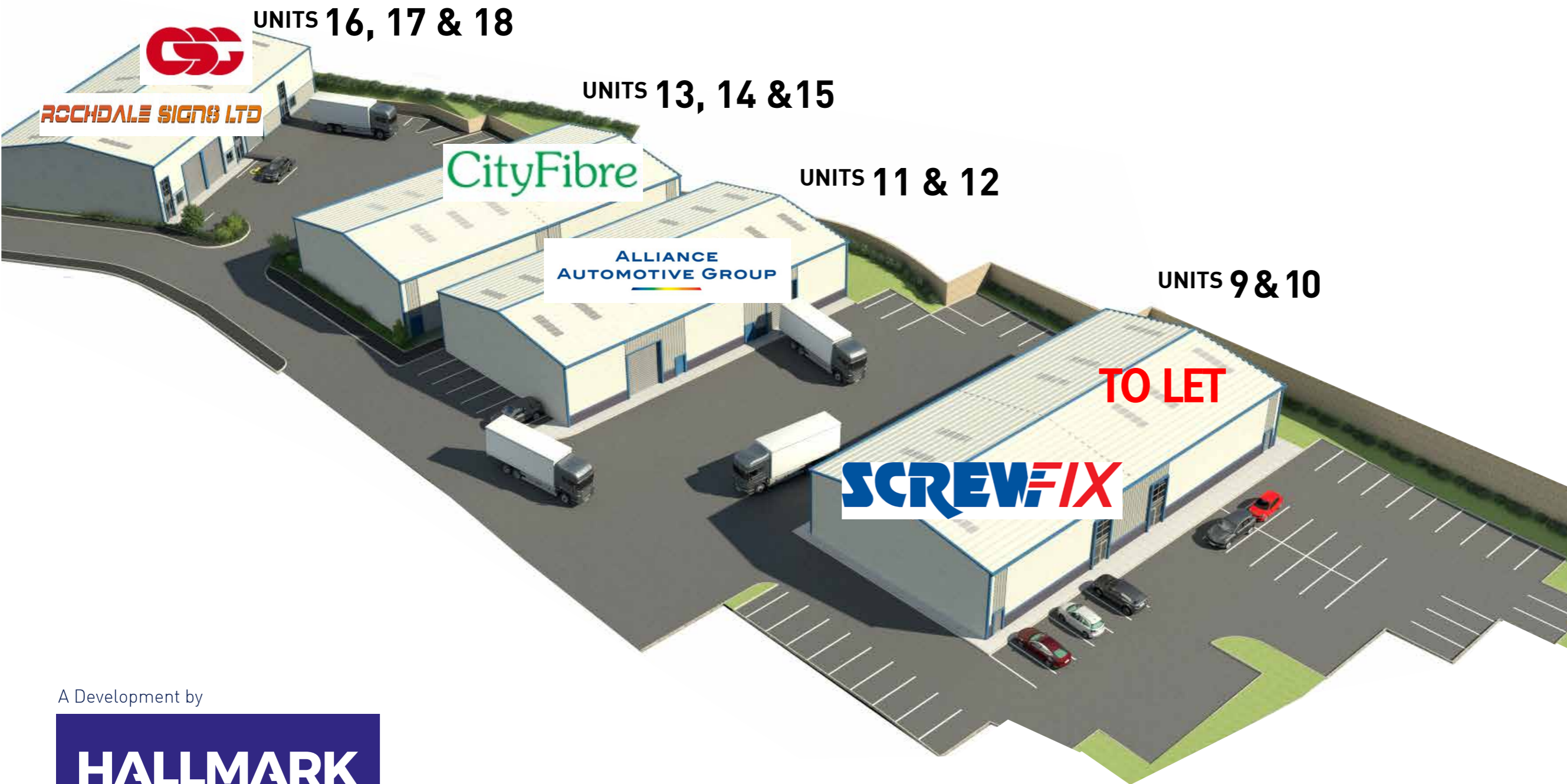
ROCHDALE FACT AND FIGURES

- Labour costs are 24% lower than national average
- 4 million people live in Rochdale recruitment catchment area
- 28% of the UK population lives within two hours' drive of Rochdale
- Skilled workforce - 51% qualified to NVQ Level 3 or above
- Businesses in the area include Co-op, Zen Internet, JD Sports, Hopwood College, Asda and Takeuchi
- Super fast broadband up to 1 Gbps
- Close to three major UK airports
- Dedicated Metrolink stop
- North is UK's top region for entrepreneurs

INVESTMENT IN ROCHDALE

- £250 million regeneration of Rochdale town centre underway
- Riverside development due to open April 2020
- Mixed-use development will feature a six-screen Reel cinema, 150,000 Sq/Ft retail space, 60,000 Sq/Ft leisure space and 520 parking spaces
- Key names include Nando's, H&M, JD Sports, River Island, Hollywood Bowl, Next, Heavenly Desserts, Superdrug and Boots





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These single-storey units will boast mains water, electricity, telephone cables, double glazed windows, entrance doors and roller shutter access doors.

With allocated parking spaces for each unit, occupiers will also benefit from kitchenettes, toilets and landscaping.

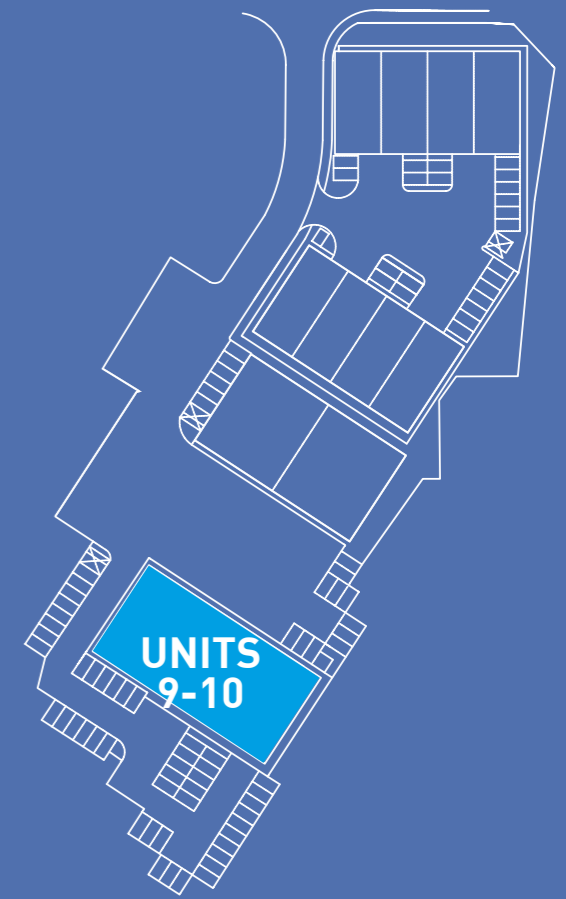
UNIT SIZE

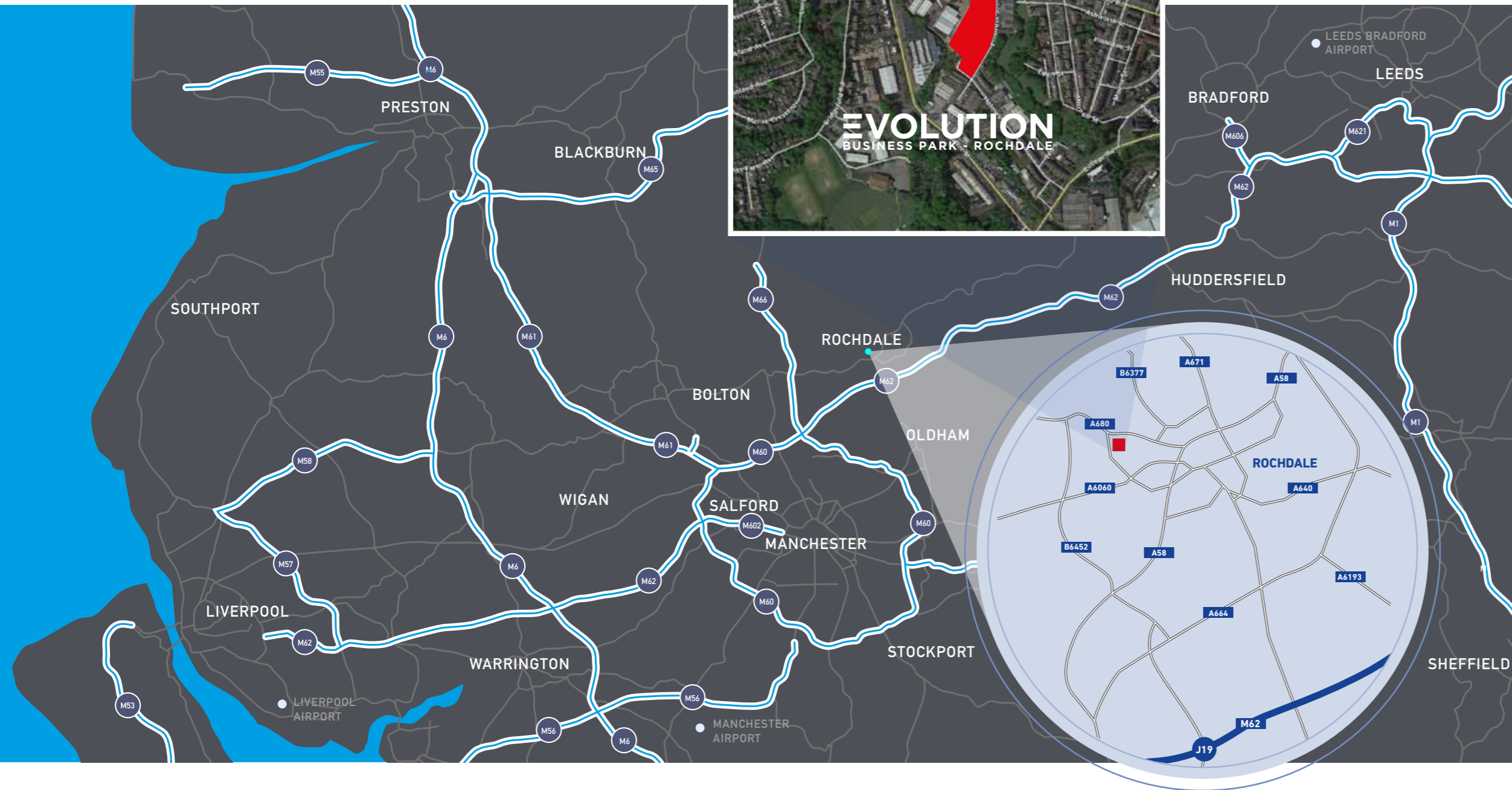
Unit 10 - 446 m² (4803 Sq/Ft)

FEATURES

Multi-use buildings, suitable for warehouse storage, offices or as an investment.

- 50Kn/M2 floor loading
- 3 Phase power supply
- Bream rating "Very Good"
- Min 6 metres to underside of eaves
- Planning approval for Class B1 & B2 (any interested party to make their own enquiries and satisfy themselves their proposed use is accepted)
- Fenced and gated service yard
- Excellent EPC rating
- Mains gas, water and electric
- Option for mezzanine floor





Industrial units on Evolution Business Park are in close proximity to the motorway network and public transport links.

Located just off Junction 20 of the M62, tenants will enjoy easy access to Manchester and Leeds, as well as the wider Northern Powerhouse and the rest of the UK through fast connectivity with the M6, M60, M66 and M1.

Manchester city centre is just 30 minutes away, while Leeds city centre is just a 45 minute drive. Both Manchester and Leeds Airports are within easy reach.

Direct public transport links are also in easy reach to connect commuters and visitors to nearby Rochdale, Oldham and Manchester.

TRANSPORT CONNECTIONS



MOTORWAYS

- M60 - 6 minutes
- M61 - 13 minutes
- M6 - 25 minutes
- M1 - 45 minutes



MAJOR UK AIRPORTS

- Manchester - 30 minutes
- Leeds - 45 minutes
- Liverpool - 50 minutes



DRIVE TIMES

- Manchester - 30 minutes
- Warrington - 40 minutes
- Leeds - 40 minutes
- Preston - 50 minutes
- Liverpool - 50 minutes
- Sheffield - 65 minutes

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