

TO LET

NEW DEVELOPMENT



1,130 - 4,500 SQ FT

NEW MODERN INDUSTRIAL UNITS

SANDBROOK BUSINESS PARK

SANDBROOK WAY | ROCHDALE | OL11 1LQ

 www.sandbrookpark-rochdale.co.uk



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK

DESCRIPTION

The newly completed development at Sandbrook Business Park provides 19,070 sq ft of high-quality industrial and business accommodation across nine modern units, ranging from 1,130 sq ft to 4,500 sq ft.

Designed to offer flexible workspace solutions for a variety of occupiers, the new units complement the established estate, which comprises 18,454 sq ft of modern office accommodation across Rowan House, Maple House and Cedar House, alongside 26,611 sq ft of successful multi-let industrial and business space across 14 units.

Sandbrook Business Park offers a versatile and attractive business environment, combining modern accommodation with a proven track record of occupier success.



KEY FEATURES



**Integrated
Office Space**



**Excellent
Transport Links**



**Great
On-site Parking**

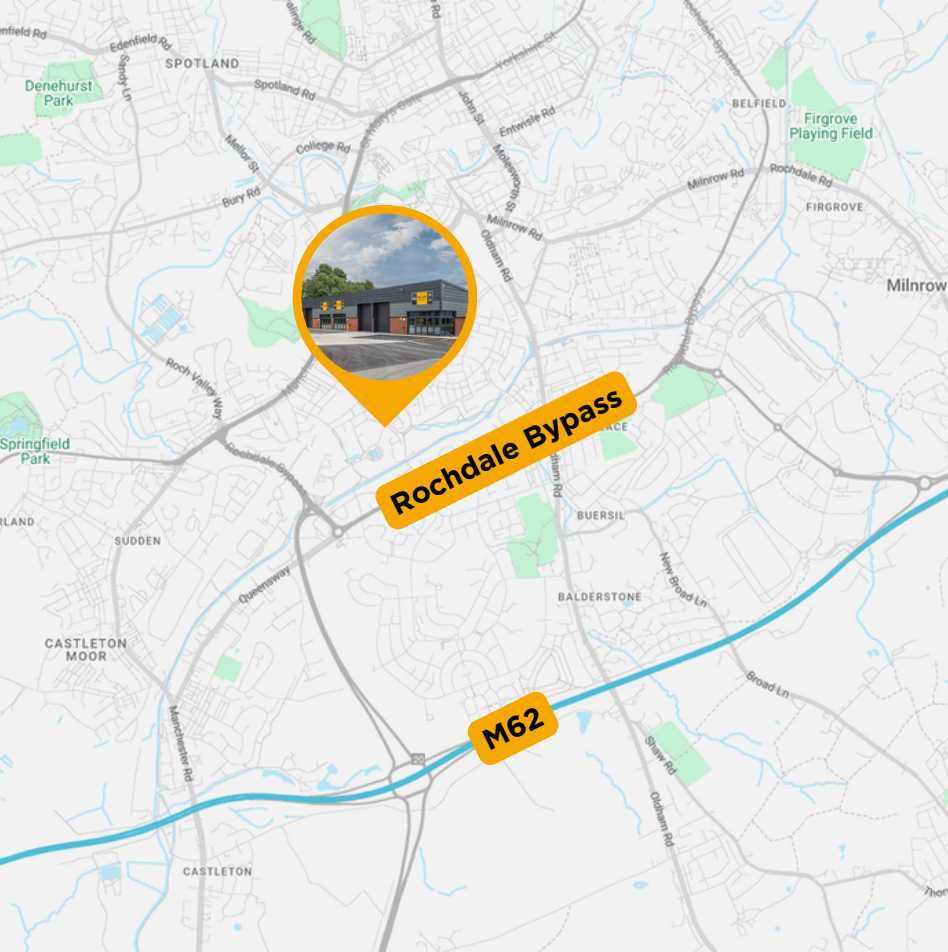


SITE PLAN

For current availability please visit the dedicated website

www.sandbrookpark-rochdale.co.uk





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LOCATION

Located approximately 2 miles from Rochdale town centre, Sandbrook Business Park enjoys a prominent position within one of Greater Manchester's established commercial and industrial locations. The park offers excellent accessibility, with convenient connections to the M62 and A627(M), providing efficient links to Manchester, Leeds, and the wider regional motorway network.

Surrounded by a strong mix of national brands, established regional businesses, and local occupiers, Sandbrook Business Park benefits from a thriving commercial environment. Its strategic location, connectivity, and strong occupier presence make it a sought-after destination for businesses seeking a well-connected base within Greater Manchester.



EXCELLENT NEARBY AMENITIES



TERMS

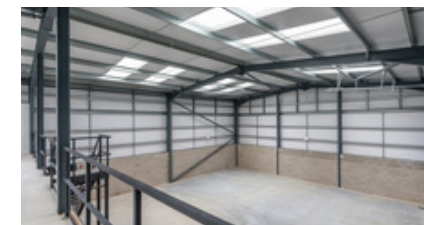
There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.

VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.



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BUSINESS UNITS TO LET ACROSS THE UK

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