

# UNITS 1-14 SANDBROOK PARK

SANDBROOK WAY | ROCHDALE | OL11 1LQ



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

COMING SOON



TO LET

**NEW INDUSTRIAL / BUSINESS UNITS**  
**SIZES RANGE FROM 550 SQ FT - 5,164 SQ FT**

[www.sandbrookpark-rochdale.co.uk](http://www.sandbrookpark-rochdale.co.uk)



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### LOCATION

Sandbrook Business Park is situated on the successful Sandbrook Park development in Rochdale. Located at the end of the A627(M). The scheme is ideally positioned 1.7 miles from Rochdale town centre and provides direct access to the north west's motorway network via junction 20 of the M62. The scheme is well serviced by public transport with regular bus services linking Manchester Road to the town centre where Rochdale rail station provides services across the region and beyond.

### TERMS / RENT / OTHER CHARGES

Details of rents and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate

### EPC

The EPC ratings will be confirmed once construction has been completed. Individual copies of the EPC's will be available upon request.

### DESCRIPTION

The new development at Sandbrook Business Park will add 26,500 sq ft in 11 workshop / industrial units and 3 hybrid business units. The workshop / industrial units will be arranged in two facing terraced blocks with units ranging in size from 550 – 2,215 sq ft; whilst the hybrid / business units will be split into two semi-detached units of 3,250 sq ft and a standalone unit of 5,164 sq ft.

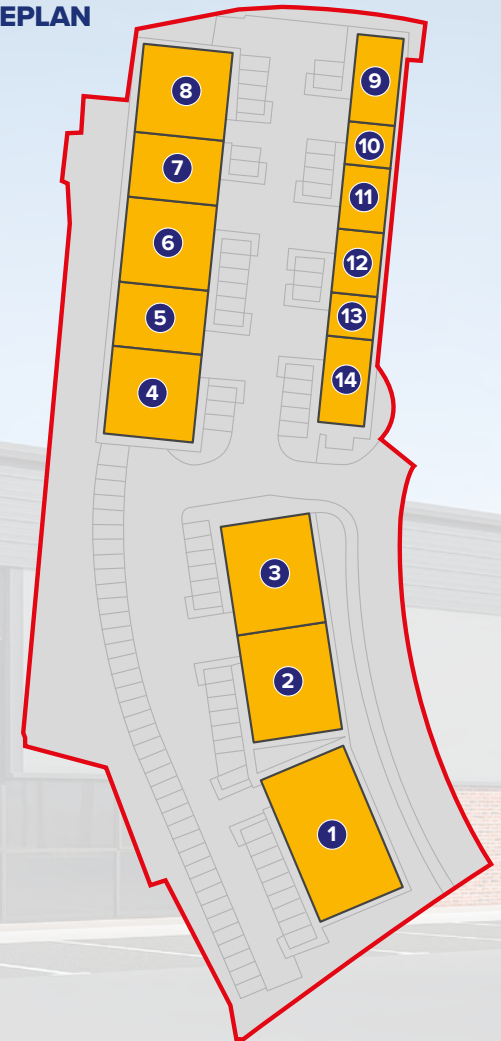
### SPECIFICATION

- On site CCTV
- Electrically operated roller shutter doors.
- Reinforced concrete floors.
- Three phase electricity supplies and gas supplied to all units
- WC/wash rooms, including accessible washrooms and efficient instantaneous water heaters.

### ACCOMMODATION

Unit	sq ft	sq m
Unit 1	5,164	480
Unit 2	3,250	302
Unit 3	3,250	302
Unit 4	2,215	206
Unit 5	1,646	153
Unit 6	2,215	206
Unit 7	1,646	153
Unit 8	2,215	206
Unit 9	1,100	102
Unit 10	550	51
Unit 11	830	77
Unit 12	830	77
Unit 13	550	51
Unit 14	1,100	102

### SITEPLAN



### VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

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