



TO LET

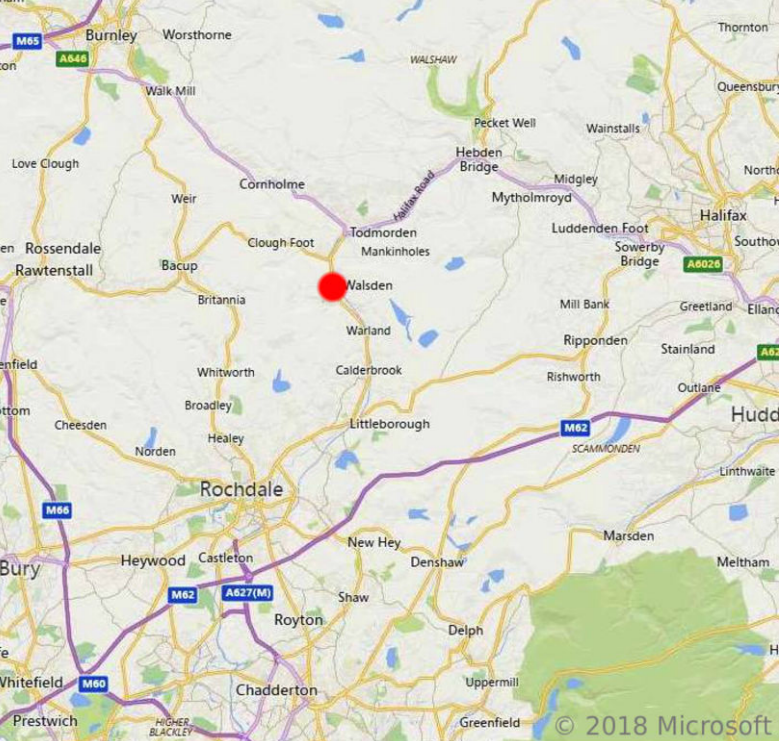
WALSDEN INDUSTRIAL ESTATE

Rochdale Road, Walsden, Todmorden OL14 6UD



- Self contained industrial units
- 3 phase electricity
- Shared forecourts with car parking
- Located on A6033
- Range of flexible tenancy agreements

WORKSHOP / INDUSTRIAL UNITS
1,249 to 2,777 sq ft (116 to 258 sq m)



TRAVEL DISTANCE

	Miles	Mins	
Todmorden	2.5	7	Car
Burnley	11	29	Car
Rochdale	8	23	Car
M62 Milnrow	7	17	Car

Source: theAA.com

WALSDEN INDUSTRIAL ESTATE

Rochdale Road, Walsden, Todmorden



DESCRIPTION

The estate comprises 2 terraces made up of 4 units at 1,249 sq ft and 4 units at 2,777 sq ft, the larger units also benefit from external storage yards. All units are easily accessed from the tarmacadam forecourts, with ample car parking spaces available within the shared forecourt.

SPECIFICATION

Reinforced concrete floors

Separate personnel and goods loading doors

Steel pitched roofs with rooflight panels (block 2)

3 Phase electricity supply/capability

EPC

typical EPC ratings on this estate range from C74 to D79. Full EPC available on request

LOCATION

Walsden Industrial Estate is situated on the A6033 north of Rochdale. Walsden is well placed to access nearby Towns such as Rochdale, Halifax, Burnley, Oldham and Manchester.

TERMS

There are a range of flexible leasing options available.

Rent payable monthly in advance by Direct Debit

Rent quoted includes the cost of maintenance charges, and the Principal Rent is subject to a fixed annual increase not exceeding 3%

A one off admin fee of £150 + vat is payable upon commencement of a tenancy

Rent deposit and /or guarantees may be required

VIEWING / FURTHER INFO

Please contact us for current availability and viewing arrangements



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