Mileway

Royle Pennine Industrial Estate

Lynroyle Way Rochdale OL11 3EX

Warehouse | 18,637 ft^2

- LED lighting
- Three-phase electricity
- Secure yard
- Single level access loading door
- Two roller shutter doors

Location & Connections

Royle Pennine Industrial Estate is located off Lynroyle Way and is within a 5 minute drive of Junction 20 of the M62 motorway.

Rochdale Town Centre is approximately 1.5 miles away.

Local occupiers in the area include Deckers, Tetroysl, Frontline Healthcare and James Nuttall Transport. There is also a Tesco Superstore at the bottom of Lynroyle Way.

Description

Royle Pennine Industrial Estate offers a selection of modern warehouse units, which also include single-storey offices and WC facilities. The building is of steel portal frame construction and units can be accessed through a single level access loading door.

The units benefit from 10% roof lights, a gas hot air blower, two roller shutter doors and LED lighting.

Externally, there is a large, secure concrete yard.

Further information

EPC
Unit C: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit C	Warehouse	18,637	Immediately	13,201
Total		18,637		

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