



**TO LET**

**UNIT 6 CANALSIDE INDUSTRIAL ESTATE  
WOODBINE STREET EAST, OFF KINGSWAY**

**2,130 sq.ft. - 197.9 sq.mtrs approx - gross internal area**

- **Competitive Lease Terms & Rental Incentives**
  - **Modern unit with good eaves height**
- **Fully fenced estate with monitored CCTV coverage**

**RENTAL : £4.75 per sq.ft (+ VAT)**

**VIEWING: BY APPOINTMENT THROUGH**



Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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# Unit 6 Canalside Ind Estate

## LOCATION

The property forms part of the popular and established Canalside Ind Estate situated on Woodbine Street East close to Kingsway which in turn provides direct access to Rochdale Town Centre.

The Estate is very well situated in terms of transport links with junction 21 of the M62 within 1.2 miles and junction 20 within 1.4 miles via the A627M link road.

## GENERAL DESCRIPTION

The property comprises terraced modern unit with a large loading / access door, internal office, kitchen area and WC accommodation. 3 phase electric supply available.

2,130 sq.ft. - 197.9 sq.mtrs approximately gross internal area.

## TERMS

The property is offered 'To Let' by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£4.75 per sq.ft (+VAT). Exclusive of rates and service charge.

## SERVICE CHARGE

There is a service charge in place which covers items of a communal nature including the maintenance of the landscaping, security fencing and the monitored CCTV coverage.

## SERVICES

The property benefits from all mains services.

## VIEWING

Strictly by appointment with sole agents **BARTON KENDAL 01706 353794** - Marc Wright.



All interested parties should confirm to their satisfaction the boundary positions shown in red on the plan

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