



TO LET

**UNIT 12 CANALSIDE INDUSTRIAL ESTATE
WOODBINE STREET EAST, OFF KINGSWAY**

1,318 sq.ft. - 122.5 sq.mtrs approx - gross internal area

- **Competitive Lease Terms & Rental Incentives**
- **Relatively modern unit with roller shutter access**
- **Fully fenced estate with monitored CCTV coverage**

RENTAL : £135 per week (plus service charge)

VIEWING: BY APPOINTMENT THROUGH



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

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Unit 12 Canalside Industrial 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 of a mid terraced relatively modern unit with a large loading / access door and internal office and wc accommodation.

Approximate Floor Areas:

Workshop Office & WC facilities: 1,318 sq.ft (122.5 sq.mtrs)

TERMS

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

RENTAL

£135 per week. 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 including a three phase electricity supply.

VIEWING

Strictly by appointment with sole agents **BARTON KENDAL 01706 353794** - contact Steve Barton / Marc Wright.



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