



TO LET

**UNIT 7 CANALSIDE INDUSTRIAL ESTATE
WOODBINE STREET EAST, OFF KINGSWAY**

1,667 sq.ft. - 154.9 sq.mtrs approx - gross internal area

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



RENTAL : £7,920 p/a + VAT

VIEWING: BY APPOINTMENT THROUGH AGENT

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

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Unit 7 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 terraced modern unit with a large loading / access door, 3 phase electric supply and internal office and wc accommodation.

1,667 sq.ft. - 154.9 sq.mtrs approximately gross internal area.

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

£7,920 per annum (equivalent to 4.75 per sq.ft) Plus 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** - contact Steve Barton / Marc Wright.



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