



TO LET

UNIT 15A CANALSIDE INDUSTRIAL ESTATE WOODBINE STREET EAST, OFF KINGSWAY

2,336 sq.ft. - 217 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.

VIEWING: BY APPOINTMENT THROUGH AGENT



Unit 15A 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 a lofty end terraced modern unit with a large loading / access door and internal two storey offices with kitchen and wc facilities.

The property enjoys a height of approximately 6 metres to eaves and benefits from three phase electricity.

Warehouse - 1,736 sq.ft - 161.3 sq.mtrs approx
Ground Floor Office & Ancillaries - 300 sq.ft - 27.9 sq.mfts
First Floor Offices - 300 sq.ft - 27.9 sq.mfts
Total - 2,336 sq.ft. - 217 sq.mtrs approx 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

£4.75 per sq.ft. 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.

VAT

We are advised that there has been an election for VAT on the property and as such, VAT will be payable on the rent.

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

www.barton-kendal.co.uk

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