

Royle Pennine Industrial Estate

Lynroyle Way, Rochdale, OL11 3EX

Warehouse | 18,637 ft²



LED lighting



Three-phase electricity



Secure yard



Single level access loading door



Two roller shutter doors

Available to Let



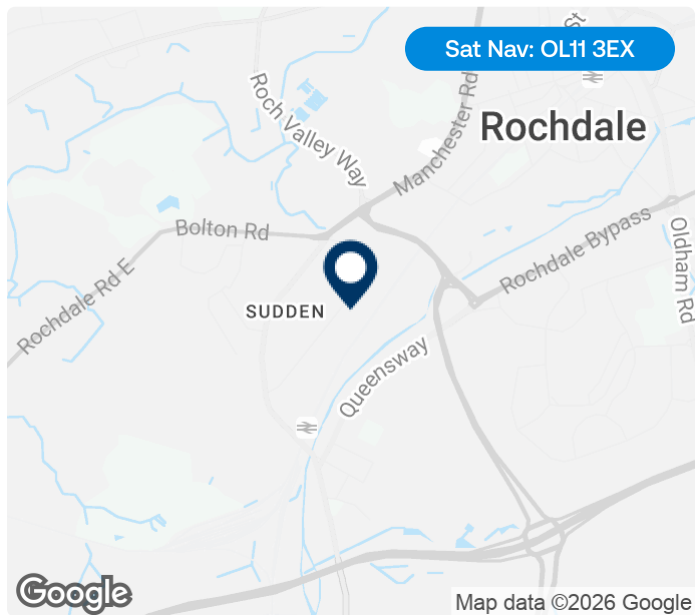
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Location & Connections

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, Tetroy, 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

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.



Accommodation:

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

[Book a viewing](#)

Charlotte Middleton
Mileway
northwest@mileway.com
01925 358160

John Barton
BC Real Estate
john@bc realestate.co.uk
0161 636 9202

Ruth Leighton
JLL
ruth.leighton@jll.com
07716 077 324

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