



# INDURENT

## TRANSPENNINE TRADING ESTATE

OL11 2PX  
///EASY.AUGUST.SOLO

### FULLY REFURBISHED

UNIT 5A/B - 15,786 SQ FT (1,467 SQ M)

UNIT 5C - 5,348 SQ FT (497 SQ M)

AVAILABLE COMBINED –

UNIT 5A-C / 21,134 SQ FT (1,963 SQ M)

UNIT 4D - 5,348 SQ FT (497 SQ M)

Available for immediate occupation.



Newly refurbished.



Full height electric  
roller shutter doors.

Warehousing that Works.



# High performance space for your business.

Transpennine Trading Estate is an established and well-maintained trade location, with excellent rail and major road access. These units are suited to uses such as trade/retail counter, warehouse and manufacturing.

Transpennine Trading Estate is conveniently located 2 miles from Rochdale town centre and in close proximity to J20 of the M62 which is accessed via the A627M.

The units are newly refurbished and include:

- / Roof replacement.
- / Internal re-decoration to warehouse and office space.
- / External re-decoration to offices and doors.
- / Energy efficiency upgrades to at least a B rated EPC.
- / Potential for solar panel installation.



Warehousing that Works.







ROCHDALE TOWN CENTRE  
2 MILES

TO M62

A627 (M)

MANCHESTER CITY CENTRE  
11 MILES



A664



UNIT 4D

UNIT 5A-C



ROCHDALE BYPASS



ITS ALL IN THE IMAGE



Warehousing that Works.

Aerial plan.

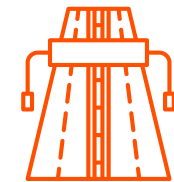


# You're well-connected.



## CITIES/MAJOR TOWNS

|                        |          |
|------------------------|----------|
| Rochdale Town Centre   | 2 miles  |
| Manchester City Centre | 11 miles |
| Bolton                 | 17 miles |
| Leeds City Centre      | 34 miles |



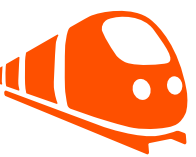
## MAJOR ROADS

|      |           |
|------|-----------|
| A58  | 0.8 miles |
| A664 | 1 mile    |
| M62  | 3 miles   |



## AIRPORTS

|                               |          |
|-------------------------------|----------|
| Manchester Airport            | 26 miles |
| Leeds Bradford Airport        | 36 miles |
| Liverpool John Lennon Airport | 41 miles |



## TRAIN STATIONS

|               |           |
|---------------|-----------|
| Castleton     | 0.7 miles |
| Rochdale      | 1.6 miles |
| Mills Hill    | 4.5 miles |
| Smithy Bridge | 5 miles   |



Warehousing that Works.



# Schedule of accommodation.

| UNITS                           |                           |
|---------------------------------|---------------------------|
| UNIT 5A/B                       | 15,786 SQ FT (1,467 SQ M) |
| UNIT 5C                         | 5,348 SQ FT (497 SQ M)    |
| UNIT 5A-C - TOTAL COMBINED AREA | 21,134 SQ FT (1,963 SQ M) |
| UNIT 4D                         | 5,348 SQ FT (497 SQ M)    |

All floor areas are approximate gross internal areas.

# Specifications.



5.6m clear internal eaves height



Two storey ancillary office space



Electric roller shutter doors



Targeting EPC B



Shared access secure yard



Toilets and kitchens for both the office and warehouse portion of the unit



3 separate access gates

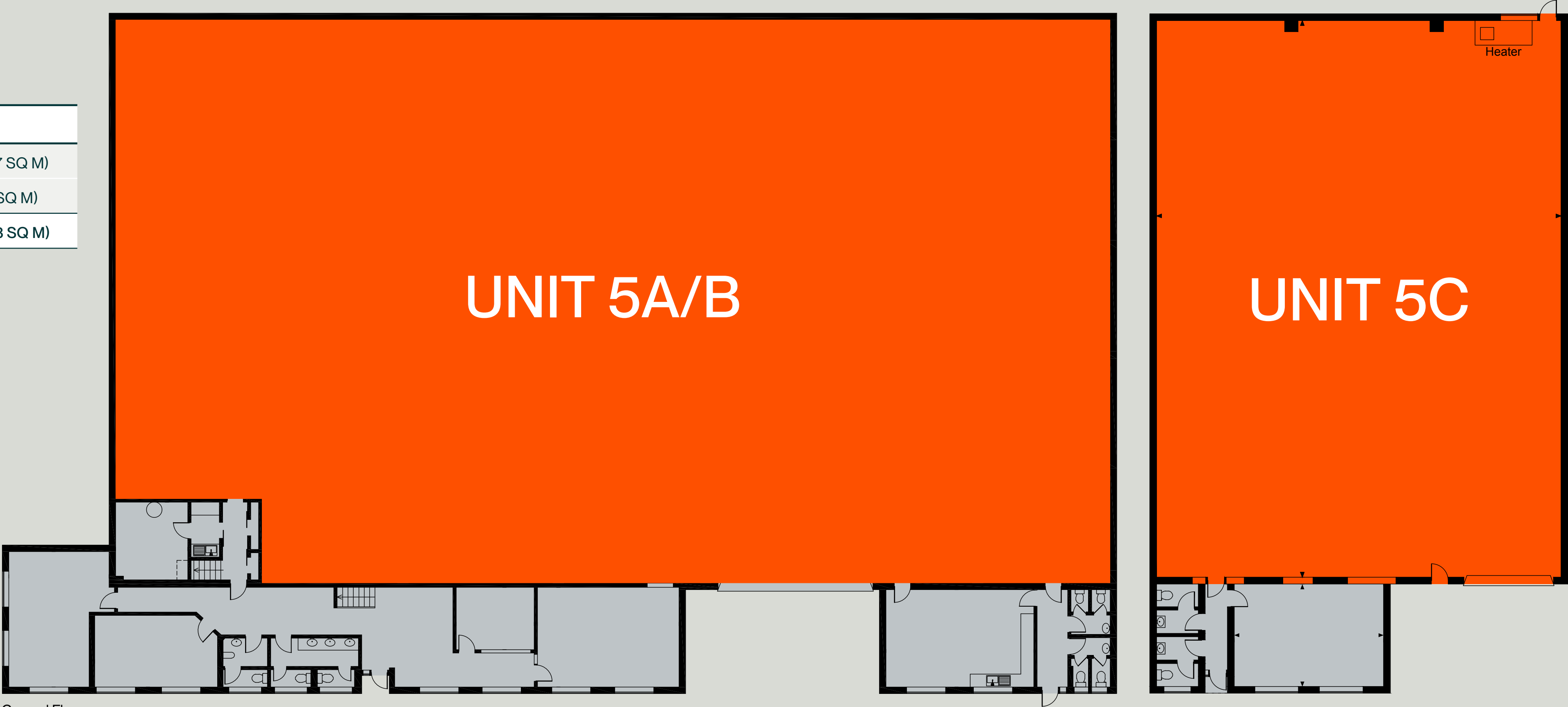


Warehousing that Works.

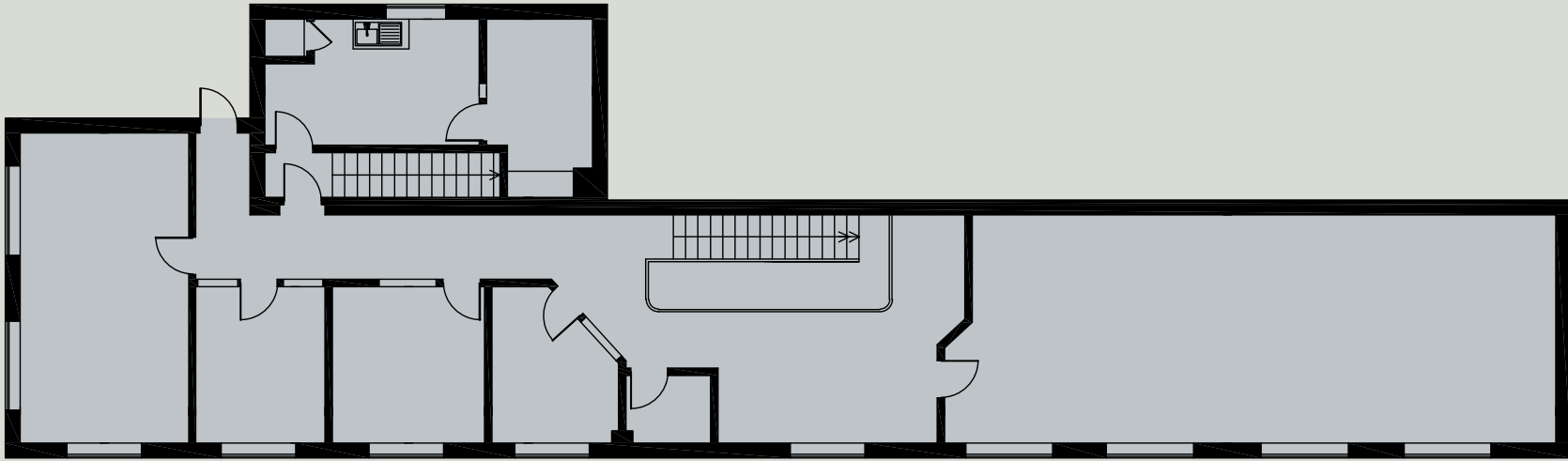


# Unit plan.

| UNITS 5A-C                 |                           |
|----------------------------|---------------------------|
| UNIT 5A/B                  | 15,786 SQ FT (1,467 SQ M) |
| UNIT 5C                    | 5,348 SQ FT (497 SQ M)    |
| UNIT 5A-C / TOTAL COMBINED | 21,134 SQ FT (1,963 SQ M) |



Ground Floor



First Floor

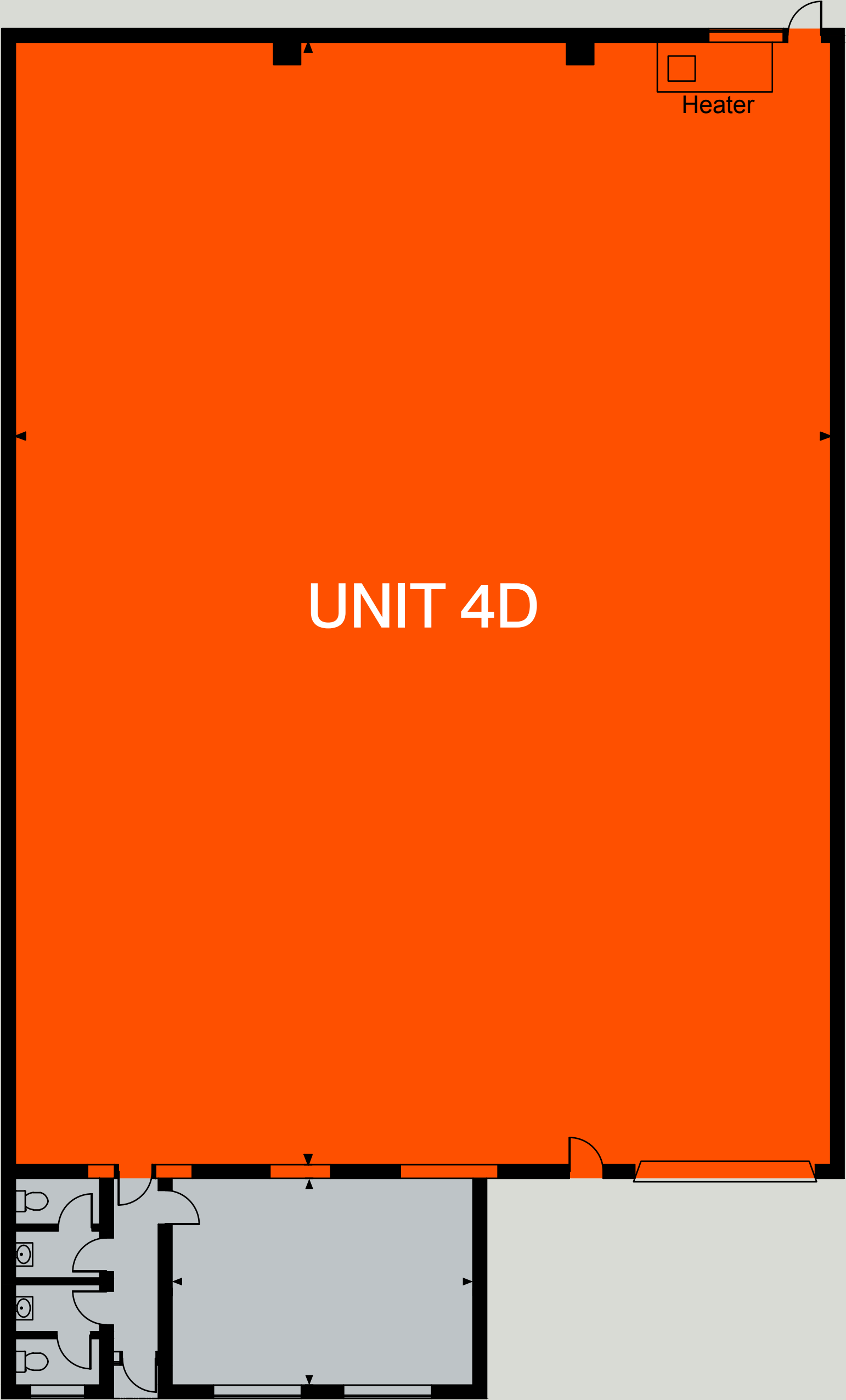
Unit plan not to scale.



Warehousing that Works.

# Unit plan.

| UNIT 4D |                        |
|---------|------------------------|
| UNIT 4D | 5,348 SQ FT (497 SQ M) |



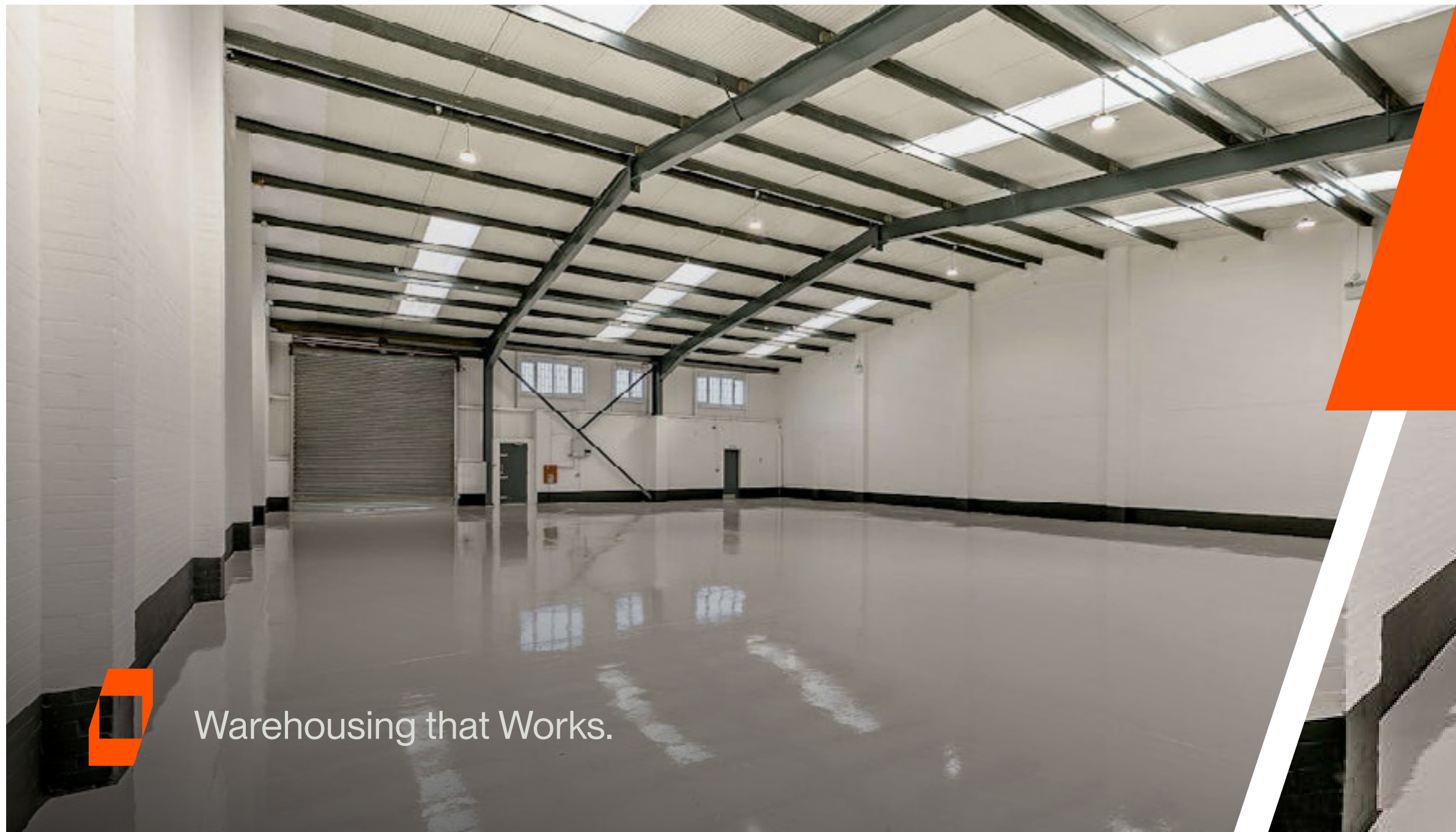
Unit plan not to scale.



Warehousing that Works.







Warehousing that Works.





**JOHNATHAN McILHINNEY**

*Asset Manager*

📞 07767 240 633

✉ jonathan.mcllhinney@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. July 2026. TBDW 06476-01.



Warehousing that Works.



Anthony Mellor  
M: 07794 757 939  
E: anthony@b8re.com



John Barton  
M: 07501 773 672  
E: john@bcrealestate.co.uk

indurent.com

@indurent