



## 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 VAT & 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 full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£135 per week. Exclusive of VAT 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.

## VAT

All figures quoted are exclusive and will be liable to VAT at the prevailing rate.

## SERVICES

The property benefits from all mains services with three phase electricity available.

## 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

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