



TO LET

UNIT 7 COLDWALL INDUSTRIAL ESTATE, OFF SPOTLAND ROAD, ROCHDALE

Fully refurbished industrial unit

- 8,992 sq.ft (835.4 sq.m) approx
- Large Roller Shutter access door
- Central location with good transport links
- High quality refurbishment throughout
- Other site occupiers include Screw Fix, Euro Parts and Halo

RENTAL : £6.75 psf (exclusive) + VAT

VIEWING: BY APPOINTMENT THROUGH AGENT

Unit 7 Coldwall industrial Estate, Rochdale. OL12 7BD

SITUATION

The unit is located within Coldwall Industrial Estate off Spotland Road (A680), Rochdale. Rochdale Town Centre is less than 1 mile, and 6.5 miles from Bury Town Centre.

The location of the premises is further enhanced with the Greater Manchester motorway network being easily accessible, approximately 3 miles south via Junction 20 of the M62 and A627(M) Motorways.

GENERAL DESCRIPTION

A good quality warehouse/workshop unit that has recently undergone significant refurbishment.

A new Kingspan roof has been installed together with new cladding system, new galvanised steel insulated parapet gutters, new electrically operated roller shutter doors, new pedestrian entrance doors, new external windows and new emergency escape doors.

The site adjoins the new Evolution Business Park with occupiers such as Screw Fix and Auto Batteries amongst others.

V-Ceptor Security have installed very high-tech CCTV recording & monitoring equipment on site. The system will be remotely monitored by an independent station and will be backed-up with a local security company. M.J Security are Rochdale based - the service & response/reaction time to any incident should be rapid.

ACCOMMODATION

We have calculated the floor areas on a gross internal basis to be as follows

	Sq.Ft	Sq.M
Unit 7	8,992	835.4

RENTAL

A new FRI lease for a term to be agreed at a quoting rental of £6.75 per sq.ft + VAT

A service charge to cover common areas will also be payable of approx £3,640 pa + VAT.

EPC

Available upon request

VAT

VAT will be charged, where applicable, at the prevailing rate.

BUSINESS RATES

According to the Valuation Office Agency's online rating list for 2026 the property, together with the adjoining unit 8, has a rateable value of £77,000.

This will be split from the adjoining unit as assessed in due course.

All parties are advised to satisfy themselves as to the rating liability.

SUBJECT TO CONTRACT/LEASE

The property is offered subject to formal contract/lease.

VIEWING

All viewings to be arranged via joint agents :

[BARTON KENDAL - 01706 353 794](tel:01706353794) Contact : Marc Wright
[BCRE - 0161 636 9202](tel:01616369202) - Contact John Barton



www.barton-kendal.co.uk

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