

# Unit D1

Royle Pennine Trading Estate, Lynroyle Way, Rochdale, OL11 3

**BC** REAL ESTATE



## TO LET

11,460 SQ FT  
(1,064.67 SQ M)

A detached steel portal  
frame warehouse

- a large secure yard
- 2 storey offices
- 2 level access loading doors
- 3 phase electricity

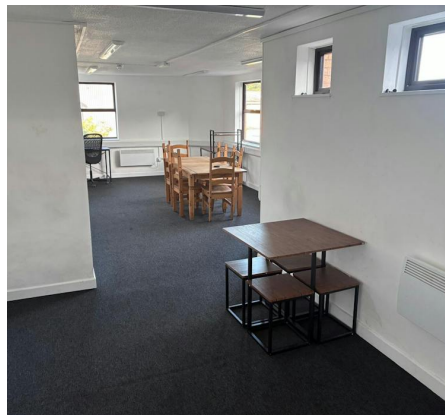
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# Unit D1

Royle Pennine Trading Estate, Lynroyle Way, Rochdale, OL11 3B

**BC** REAL ESTATE



## Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 11,460 sq ft / 1,064.67 sq m |
| EPC            | Upon enquiry                 |

## Description

Steel portal framed workshop/manufacturing/storage unit with access via 2 large roller shutter doors.

External and internal two storey offices male and female WC's and kitchen facilities.

The property benefits from 3 phase electricity, gas warm air blower, and LED lighting.

To the front there is a good sized gated and fenced private concrete yard.

## Location

The unit forms part of the popular and established Royle Pennine Trading Estate, (off Royle Barn Road), Rochdale. The centre is only a short drive from the A627M which links to J20 of the M62.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft         | sq m            | Availability |
|--------------|---------------|-----------------|--------------|
| Unit - D1    | 11,460        | 1,064.67        | Available    |
| <b>Total</b> | <b>11,460</b> | <b>1,064.67</b> |              |

## Viewings & Further information



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