



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# SANDBROOK BUSINESS PARK

Rochdale, OL11 1LQ

Prestigious Office Development

**TO LET**

OFFICES FROM 2,505 SQ FT (232.72 SQ M)  
TO 9,860 SQ FT (916.02 SQ M)



**J20 / M62**

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

**Sandbrook Business Park** is one of Rochdale's premier office parks situated in an attractive and easily accessible location at the end of the A627(M). The scheme extends to over 65,000 sq ft in ten high quality office buildings developed over three phases. The buildings are arranged within an attractive landscaped environment with their own dedicated car parking. A number of staff facilities are immediately available on the adjacent retail and leisure park.

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## Specification

The offices at Sandbrook Business Park have been constructed to a high standard to include

***SUSPENDED CEILINGS***

***RECESSED LG3 LIGHT FITTINGS***

***STEEL ENCAPSULATED RAISED FLOORS***

***POWDER COATED ALUMINIUM FRAMED DOUBLE GLAZING***

***GAS FIRED CENTRAL HEATING (TWIN BOILERS FOR FLOOR BY FLOOR SUB-DIVISION)***

***PASSENGER LIFT TO EACH BUILDING***



## Site Plan



UNIT	GR. FLR. SQ FT	1ST FLR. SQ FT	TOTAL SQ FT	CAR SPACES
<b>PHASE I</b>				
ROWAN	2,505	2,600	5,105	20
MAPLE	2,505	2,600	5,105	19
CEDAR	4,080	4,185	8,265	30
<b>PHASE II</b>				
BEECH	4,955	4,906	9,861	35
ASH	2,505	2,600	5,105	19
OAK	2,505	2,600	5,105	19
<b>PHASE III</b>				
ELM	2,505	2,600	5,105	19
BIRCH	4,080	4,185	8,265	30
SYCAMORE	4,080	4,185	8,265	29
WILLOW	2,505	2,600	5,105	19
<b>TOTAL</b>	<b>32,225</b>	<b>33,061</b>	<b>65,286</b>	<b>239</b>

Not to scale

All areas are net internal and measured from architects plans

**Sandbrook Park** is a well established commercial location with a number of high profile occupiers including the Co-Op regional headquarters office of approx 20,000 sq ft. There is also a wealth of retail and leisure facilities on the park including:

- Fitness First Health and Fitness Club
- McDonald's, Pizza Hut & Brewers Fayre public house/ restaurant
- Odeon Cinema
- Strike 10 Bowling Alley
- B&Q Warehouse

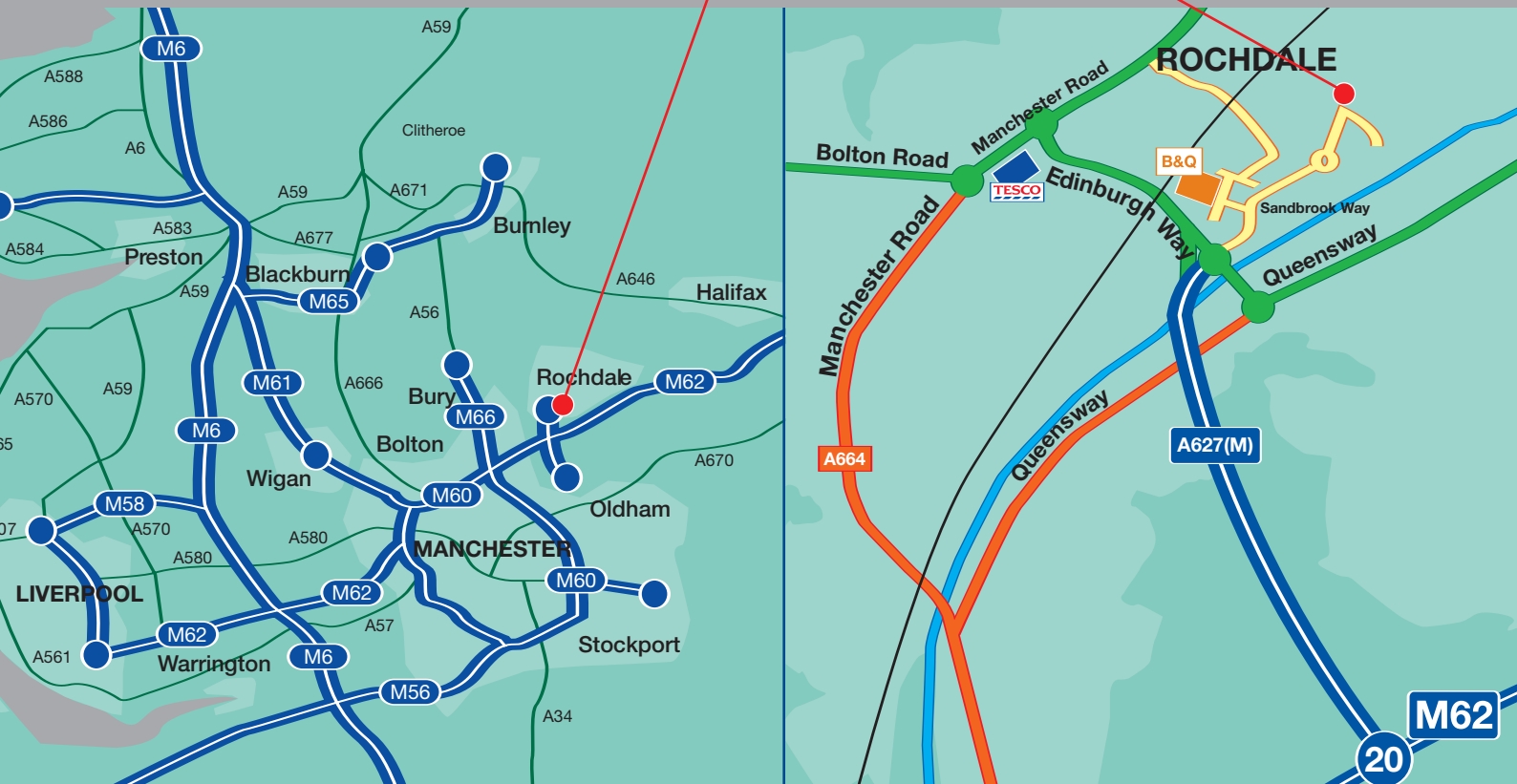
### A secure working environment

The office development at Sandbrook Park provides not only an attractive, but a secure working environment. The park is fully fenced with an electrically operated entrance gate. The scheme is covered by 24 hour CCTV controlled from the security lodge at the entrance to the park.

## Reasons to choose Sandbrook...

1. **BRAND NEW BUILDINGS**
2. **SECURE ENVIRONMENT**
3. **GOOD PARKING**
4. **CLOSE TO LOCAL AMENITIES**
5. **EXCELLENT MOTORWAY ACCESS**
6. **GOOD CORPORATE IMAGE**
7. **COMPETITIVE RENTS**
8. **FLEXIBLE TERMS**
9. **HIGH QUALITY WORKING ENVIRONMENT**
10. **CLOSE TO PUBLIC TRANSPORT LINKS**

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## Where to find Sandbrook Business Park...

**Sandbrook Business Park** is situated on the successful Sandbrook Park development in Rochdale. Located at the end of the A627(M), the scheme is ideally positioned 1.7 miles from Rochdale town centre and provides direct access to the north west's motorway network via junction 20 of the M62. The scheme is well serviced by public transport with regular bus services linking Manchester Road to the town centre where Rochdale rail station provides services across the region and beyond.

Sandbrook Business Park provides an excellent business location close to the region's main centres:

- Rochdale town centre: 1.7 miles
- Oldham: 6 miles
- Bury: 11 miles
- Manchester: 13 miles
- Huddersfield: 17 miles
- Manchester Airport: 24 miles via M62 and M60 connection (approx 30 mins)
- Leeds: 30 miles

### Terms

The buildings are on offer as a whole or on a floor by floor basis on new full repairing and insuring leases for a term to be agreed. Rentals on application to the joint agents.

### Estates/Service Charge

The tenant will be liable for an estate charge to cover the landlords' costs associated with the park. Where buildings are let on a floor by floor basis a common areas service charge will apply.

### VAT

All figures are quoted exclusive of, but will be subject to VAT.

### Viewing

Strictly by appointment with the joint agents.



Peter House Oxford Street Manchester M1 5AN



A development by:



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