

Hafley Court, Buckley Road, Rochdale, OL12 9DJ

TO LET



TO LET

Use - Office

Size - 258 - 8,562 Sq ft

Rent - From £10 per sq. ft.

- Refurbished Modern Office Suites
- From 258 sq ft to 8,562 sq ft
- Available on flexible lease terms
- Incentives available
- Excellent location on the edge of Rochdale town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Hafley Court, Buckley Road, Rochdale, OL12 9DJ

Location

The property is located on the edge of Rochdale town centre, with excellent transport links onto the M62 motorway, M66 and M60.

Metro Link services are also available direct to Manchester city centre from Rochdale town centre.

Hafley Court is located on Buckley Road, which is directly off Halifax Road (A664), which is one of the main routes into Rochdale town centre.

Description

The property consists of a purpose built office accommodation set out over four floors with composite cladding elevations and pitched profile steel roof.

The suites all benefit from air cooling, suspended ceilings, CAT 2 fluorescent lighting, 8 person passenger lift and fully secured parking on site.

Accommodation

The accommodation is as follows :

Suite	Size	Rent / month
Ground Floor	4,281 sq.ft	£4,102
Ground	2,140 sq.ft	£2,050
Ground	8,562 sq.ft	£7,848
First	4,281 sq.ft	£4,460
First	2,140 sq.ft	£2,050
Third	258 sq.ft	£395

* The rents quoted are inclusive of service charge, building insurance and utilities. (Not including the whole second floor)

Tenure

Leasehold

Rental

From £10 per sq. ft.

Lease Terms

The suites are available to lease for a minimum period of 12 months on internal repairing and insuring basis.

Rating

Each suite is separately assessed. Subject to certain conditions, small business rate relief will be available to occupiers on certain suites. Full details are available on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT will be applicable to the figures quoted

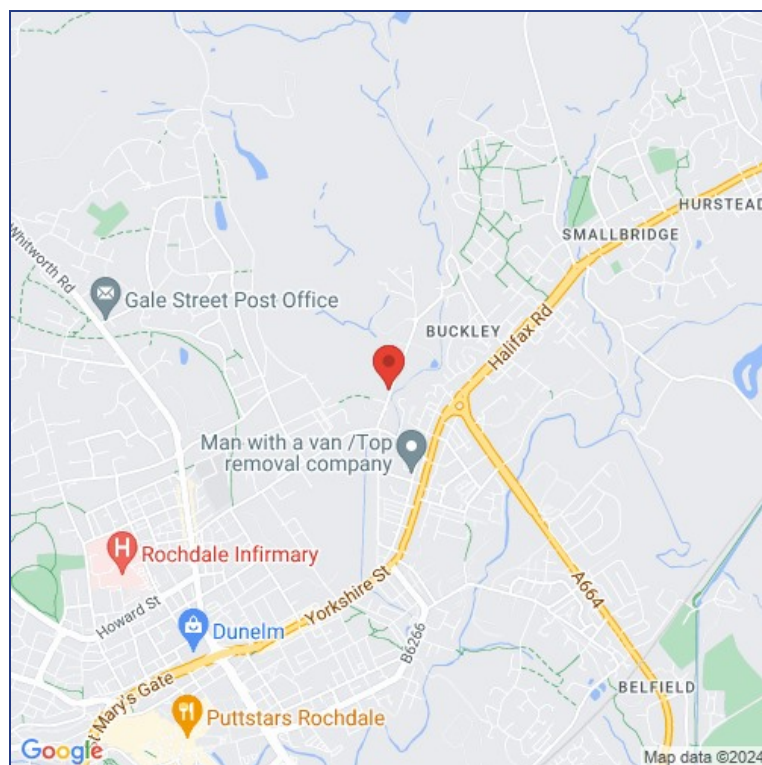
Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

01254 699030



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.