

Hafley Court, Buckley Road, Rochdale, OL12 9DJ

TO LET



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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

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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

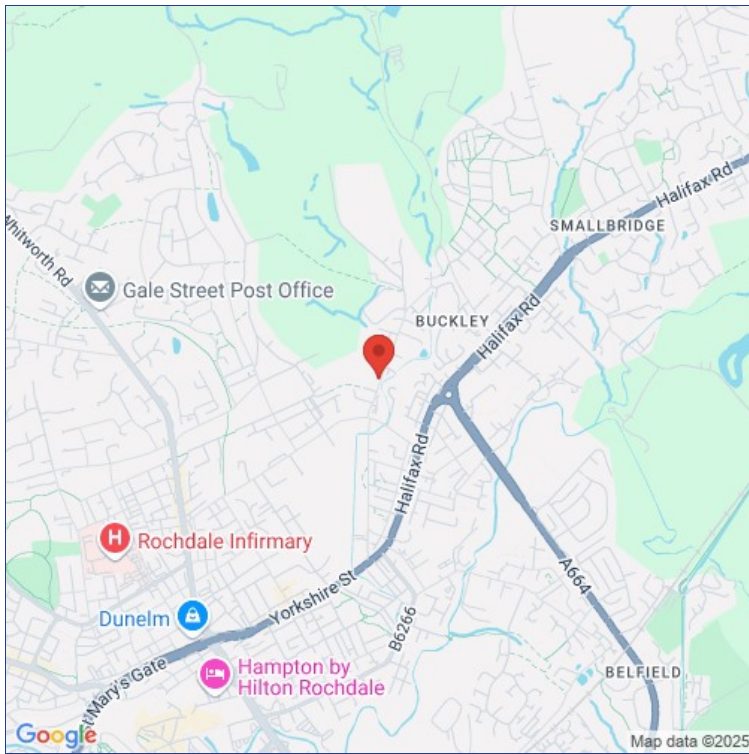
Each party to be responsible for their own legal costs

VAT

VAT will be applicable to the figures quoted

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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