

# TO LET



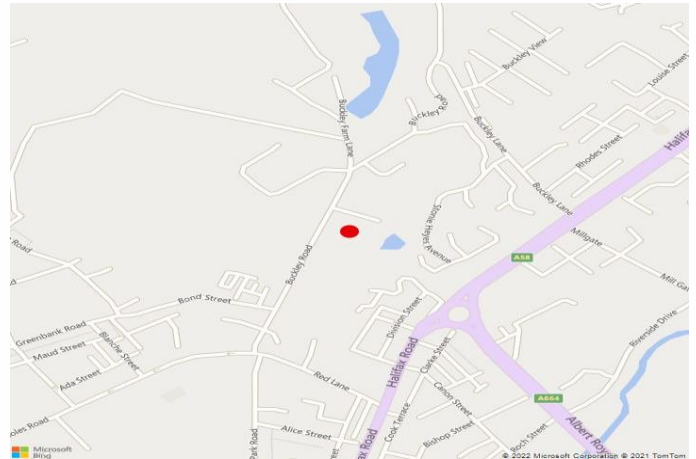
Hafley Court, Buckley Road, Rochdale, Lancashire, **OL12 9DJ**

## Excellent Modern Office Accommodation

410 - 8,562 Sq Ft (38.09 - 795.41 Sq M)

- Modern Office Accommodation
- Break Out/Meeting Room Facilities
- Single 8 Person Passenger Lift
- Fully Secured and Gated Site
- On-Site Parking





### Location

Hafley Court is located on a self-contained site directly on Buckley Road, close to its junction with Park Road and Yorkshire Street (A58). The area is a mixed use area with a number of commercial occupiers within close proximity.

Rochdale is a major market town located approximately 11 miles from Manchester City Centre. Rochdale benefits from excellent transport links with direct access to the Trans Pennine M62 Motorway. Both the M66 and M60 (Manchester Orbital) are within 15 minutes' drive providing access to the national motorway network. Metro link services direct to Manchester and other destinations can be accessed in Rochdale

### Description

The property consists of a purpose built office block set out on Ground and 3 Upper Floors with composite cladding elevations surmounted by a pitch profile steel roof. The external windows have powder coated aluminium frames and are double glazed. Internally, the property is set out to a high specification including:

- Heating via hot water radiator system
- Air cooling
- LED lighting
- Tegular tiled suspended ceilings
- Fully raised access floors with an ample provision of floor boxes
- Quality carpet finish
- CCTV
- Single 8 person passenger lift
- Fully secured and gated site
- Male, female and disabled toilet facilities on each floor

### Accommodation

FLOOR/UNIT	DESCRIPTION	SIZE SQ.FT.	RENT SQ.FT.	SERVICE CHARGE SQ.FT.
Ground	Ground Floor	4,281	£11.50	£4.00
Ground	Ground/First Floor	8,562	£11.00	£4.00
1 <sup>ST</sup>	First Floor	4,281	£12.50	£4.00
3 <sup>rd</sup>	Suite 2	861	£1,004 p/month	£2.00
3 <sup>rd</sup>	Suite 3	410	£615 p/month	£2.00

### VAT

VAT is applicable, full details on request.

### Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

### EPC

This property has been graded as 88(D). A copy of the EPC certificate is available on request.

### Business Rates

Interested parties to make their own enquiries with the local rating authority.

### Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Dan Rodgers**

E: danrogers@roger-hannah.co.uk