



## The Esplanade, Rochdale, OL16 1AE

No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street.

Tenure	To Let
Available Size	150 to 2,155 sq ft / 13.94 to 200.21 sq m
Rent	£333 - £2,500 per month From
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

### Key Points

- > Excellent Transport Links
- > Meeting Room Facilities
- > UNDER REFURBISHMENT

## Location

No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street, the Town's main shopping area and 250m from the recently built bus and tram interchange. Rochdale Town Centre has recently commenced a long term regeneration project which has already seen the completion of a £50 million new council office and library at Number One Riverside on the banks of the River Roch. The Rochdale Borough Renaissance Masterplan will see the Town Centre undergo a radical scale of regeneration transforming the borough into a thriving place to live, work and do business.

## Accommodation

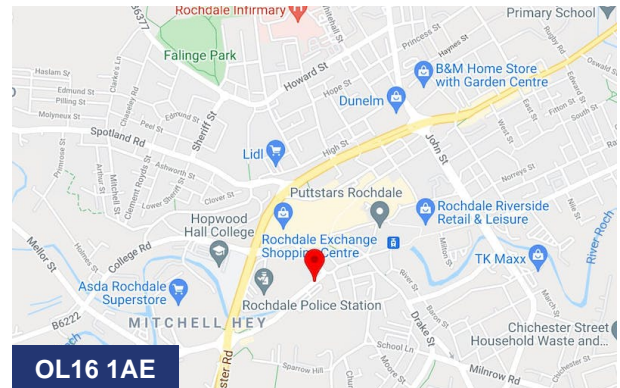
Description	Size	Rent	Service Charge
F1	650 sq ft	£813 per month	£270 /month
F3	675 sq ft	£845 per month	£115 /month
F6	194 sq ft	£333 per month	£33 /month
F8	225 sq ft	£350 per month	£38 /month
S2	150 sq ft	£333 per month	£25 /month
S8 & S9	2,155 sq ft	£2,245 per month	£897 /month
S8	788 sq ft	£985 per month	£328 /month
S9	1,309 sq ft	£1,363 per month	£545 /month

## Specification

- Double height accommodation at ground floor level
- Central heating
- Suspended ceiling and inset lighting to upper levels
- Passenger lift
- 24 hour access
- Fully DDA compliant

## Terms

Minimum 12 month term.



## Viewing & Further Information



Chloe Ellerby

0161 220 1999 | 07718884764

chloe.ellerby@hurstwoodholdings.com

