



TO LET

Ground Floor 2 Chichester Court, Milnrow Road, Rochdale.

- * Refurbished Self Contained Two Storey Office Building
- * 1,602 sq.ft. (149 sq.mtrs) approx net internal area
 - * Excellent on Site Parking
- * Close to Rochdale Town Centre
- * Prominent main road position



RENT FROM ONLY : £15,000 per annum Exclusive
VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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2 Chichester Court, Milnrow Road, Rochdale. OL16 1UG

LOCATION

Chichester Court is strategically located on the outskirts of Rochdale town centre and is accessed Milnrow Road, via Chichester Street.

GENERAL DESCRIPTION

2 Chichester Court provides a self contained, two storey office building located fronting Milnrow Road, with the entrance accessed via Chichester Street.

The building is fitted out to a modern standard and comprises the suite is on the ground floor.

The suite provides both open plan and cellular offices, which benefit from a good quality fit-out, including carpeting, suspended ceiling and recessed LED lighting. There are kitchen and WC facilities.

SPECIFICATION

The accommodation benefits from the following features:

- * Suspended Ceiling & new LED lighting
- * Fully re-carpeted throughout
- * Reception area
- * WC
- * Ample secure parking
- * Networking (to be checked by ingoing tenant)
- * Kitchen

ACCOMMODATION

The accommodation has a net internal area of circa 149 sq m (1,602 sq ft)

PARKING

There is excellent on site car parking.

RENT

From only £15,000 per annum, exclusive of rates plus VAT if appropriate

RATES

From verbal enquiries we understand the premises are assessed for rates as follows :

Rateable Value - £TBC

All interested parties are advised to make their own enquiries of the Local Authority to confirm the rateable value and rates payable.

LEASE

The property is being made available by way of a new lease on a Tenant's effective full repairing and insuring Lease for a term to be agreed, subject to periodic upward only rent reviews.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

EPC

An EPC is available on request.

FURTHER INFORMATION AND VIEWING THROUGH AGENTS
BARTON KENDAL - 01706 353 794- contact Marc Wright.



Outline boundary for illustration purposes only. Prospective tenants should confirm boundaries via their legal advisors

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