

Metier House, 133 Manchester Road,  
Rochdale OL11 4JG

to let

OFFICE PREMISES

FROM 178.00 SQM (1,916 SQFT) - 360.00 SQM (3,875 SQFT)



Rental on application

- High quality office accommodation
- DDA compliant
- Excellent connectivity to regional motorway network

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

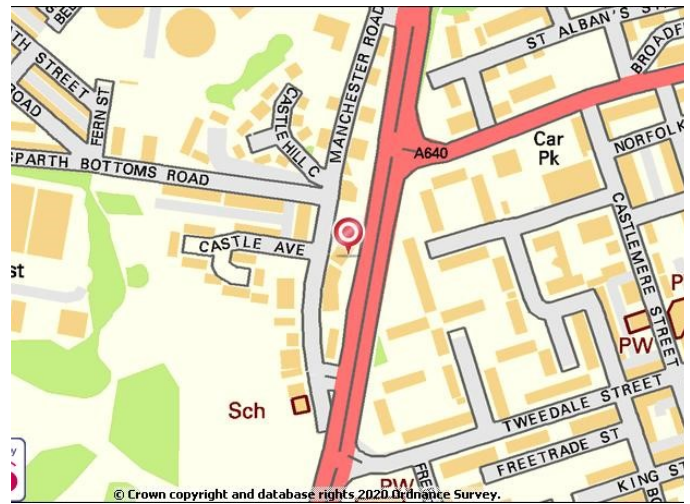
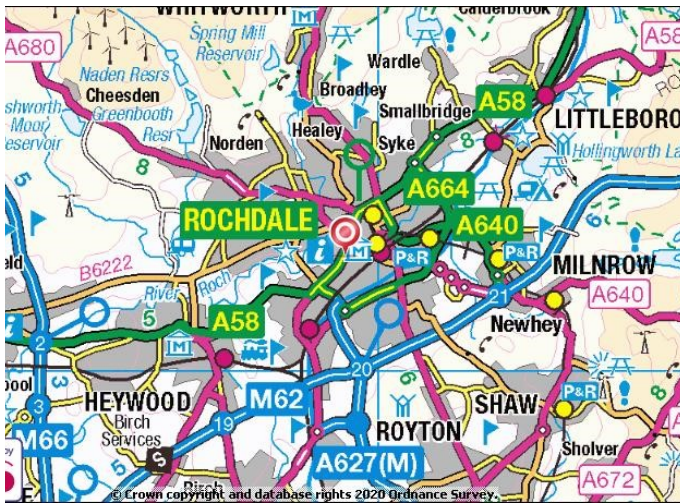
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## Location

The subject is situated in a prominent position at the junction of two roads both referred to as Manchester Road. The property fronts the Manchester Road (A58) dual carriageway to the east which is a main arterial route and provides easy access to the regions motorway network via the A627(M) and the M62. Surrounding properties are primarily of a commercial nature including offices, municipal buildings and retail.

## Description

The property provides for office accommodation situated within a detached two storey purpose built office building along with enclosed parking. Internally it provides for open plan offices along with kitchen and welfare facilities at ground floor with cellular configured offices, WC and welfare facilities to the first floor. The description and accommodation provided is for the entire property however, our clients may wish to retain a presence in the building and retain occupation of one office to the ground floor with the remainder of the ground floor and all of the first floor being available to let on terms to discussed.

## Services

All main services are connected to the property to include water, gas, drainage and electricity

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Ground Floor	178.00	1,916
First Floor	182.00	1,959
<b>TOTAL</b>	<b>360.00</b>	<b>3,875</b>

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Office & Premises	£22,500	£11,182.50 pa

## Rental

Rental on application

## Terms

The property is available To Let in part with terms to be discussed and agreed, most likely to be a ground floor office with the remainder of the space to be available. This can be discussed and explained during any enquiries made.

## Service Charge

A service charge will apply to reflect any shared services between occupiers of the building. Further information can be provide during the course of any enquiries.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction.

## EPC

The property has an Energy Performance Certificate with a rating of D-84.

## Enquiries & Viewings

Strictly by appointment with the joint agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Aug 2020

Ref: AG0535

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Parkinson Real Estate

Centurion House, 129 Deansgate, Manchester, M3 3WR



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### Subject to contract

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