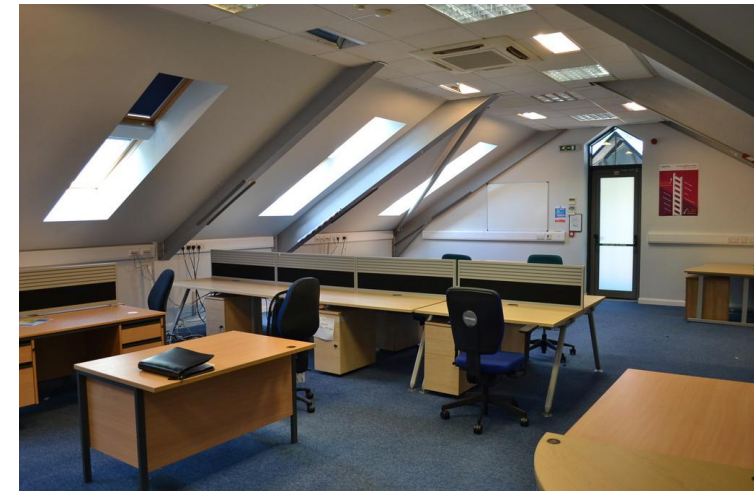


Riverside Court

Huddersfield Road, Delph

Price From: £6,375 Per Annum (425 sq ft)
+ Service Charge and VAT

- Top Floor Office Suite
- Existing Open Plan Office Can be Split
- High Quality Business Centre
- 425 sq ft to 4,300 sq ft
- Six Potential Office Suites
- Flexible Accommodation Options



Top floor office accommodation situated in the Riverside Court complex in Delph –
Located in a high quality business centre this top floor office offers outstanding accommodation and views across the local area.
With flexible accommodation options there are offices which can be reconfigured to split the existing open plan office area to create smaller office suites.
With options from 425 Sq Ft to approximately 4,300 Sq Ft.

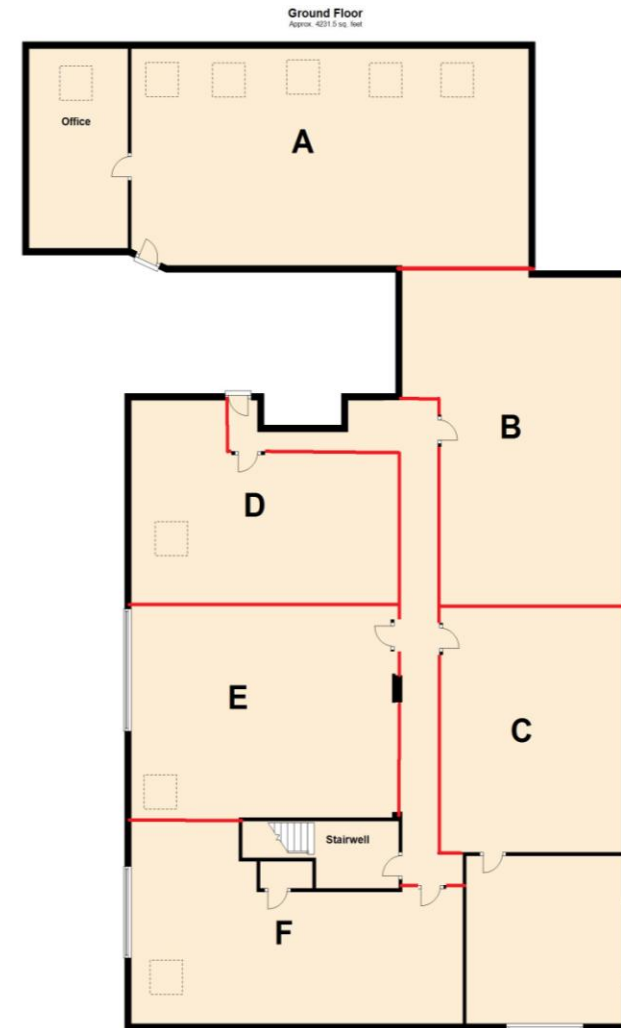
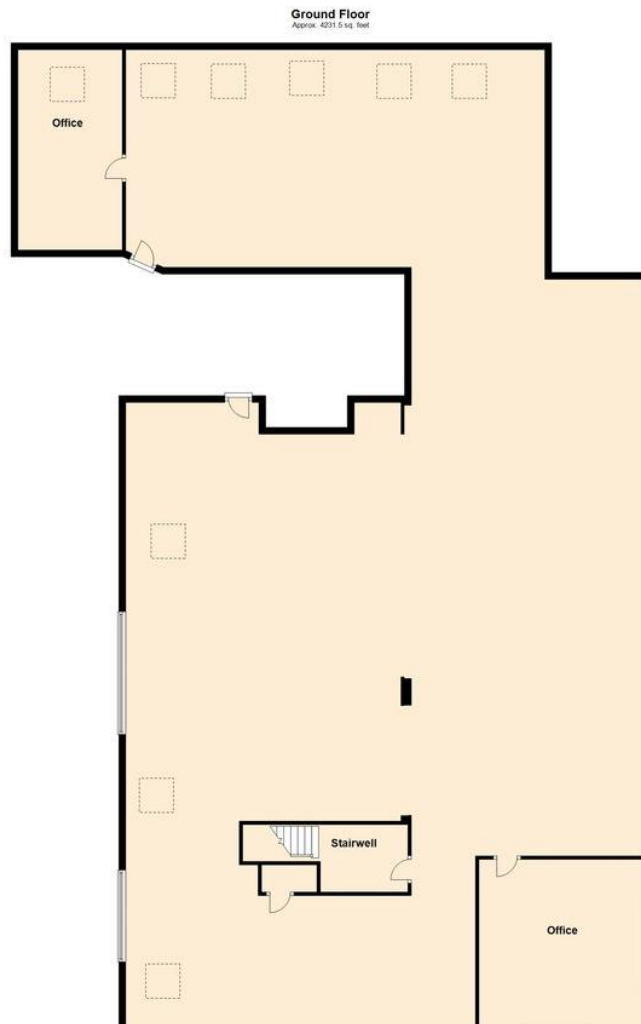
There are six potential suites available:

- | | | |
|-------|---|----------------------------------|
| Suite | A | = Approx 1450 Sq Ft - £17,000/PA |
| | B | = Approx 550 Sq Ft - £8,250/PA |
| | C | = Approx 550 Sq Ft - £8,250/PA |
| | D | = Approx 425 Sq Ft - £6,375/PA |
| | E | = Approx 450 Sq Ft - £6,750/PA |
| | F | = Approx 576 Sq Ft - £8,500/PA |

RATES: Through enquiries with the Valuation Office Agency website it is noted that the property attracts a Rateable Value in the 2010 Ratings List of £22,000 Please note the Rateable Value is not what you pay.

LEGAL COSTS: If let, then accordance with the usual practice, the ingoing tenant is responsible for both parties legal costs in connection with the transaction

VIEWINGS: Viewing strictly by appointment with the agents. Kirkham Property, 509 Middleton Road, Chadderton, Oldham, OL9 9SH. Please contact the office on 0161 925 3759 or email ashliegh@kirkham-property.co.uk



Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
commercial@kirkham-property.co.uk
0161 925 3759

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements