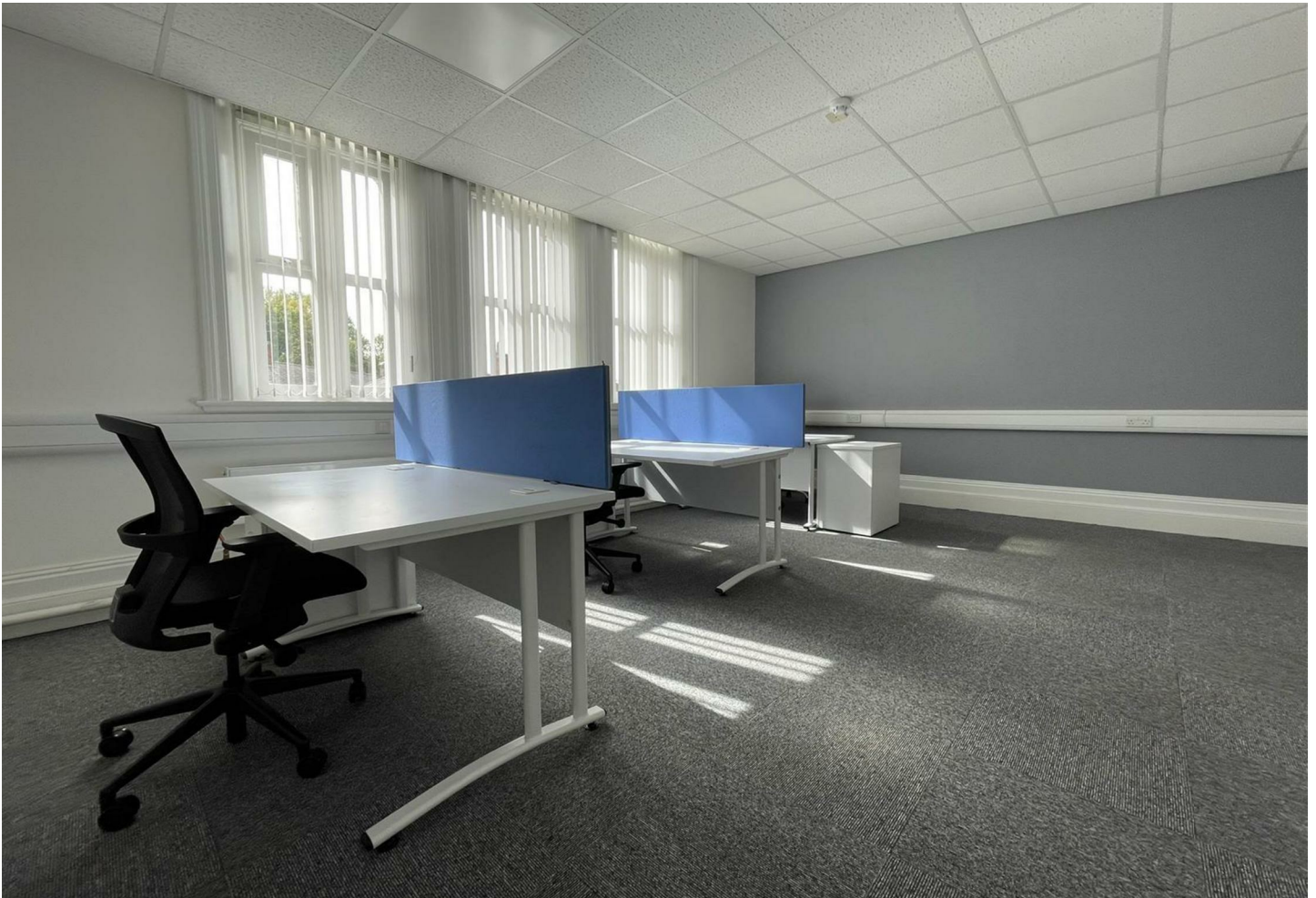




**ABODE**  
PROPERTY GROUP



**The Old Courthouse Chapel Street, Dukinfield, SK16 4DT**  
**£670 Per month**

This recently renovated, fully furnished commercial office offers 300 square feet of comfort and productivity, perfect for 5-6 desks.

Rent £500  
Service Charge: £159.00  
Insurance Rent: £11.10  
Total Monthly Payment: £670.10  
1 Free car parking space

Flexible lease terms to suit your business needs.

### **Optional Extras**

Broadband - £30.00 plus VAT per month

Telephone - £12.00 plus VAT per month

Bespoke Car Park Sign - £30.00

### **Business Rates**

Tenants are responsible for contacting Tameside Council to determine if they are eligible for small business rates relief.

For more information, please contact Tameside council on 0161 342 2233 or email [businessrates@tameside.gov.uk](mailto:businessrates@tameside.gov.uk)

### **Water Rates**

Tenants are liable to pay surface drainage water at the annual cost of £141.63 / £11.81 per month.

### **Service Charge**

Gas, electric and water usage are included in the service charge.

### **Lease Terms**

Flexible lease terms are available from 12 months – 5-years.

### **Security/Access**

Our advanced security systems guarantee peace of mind, while our in-house telephones and high-speed internet keep you connected.

### **Location**

Located in Tameside just behind Dukinfield Townhall. The Courthouse is ideally located for local or regional businesses seeking high-quality commercial space with easy access to the M60.

### **Key Features**

The Courthouse is a professional business centre in Dukinfield comprising of 30 fully equipped offices. The convenience of onsite parking and 24/7 access ensures that your business operates smoothly at any time.

Office suites from 93 to 900 sq.ft.

Flexible lease terms.

24/7 Access monitored intruder alarm.

Security management system.

Onsite parking.

Turnkey solutions provide telephones and high-speed internet facilities.

Electric vehicle charging within 10 metres of the building.

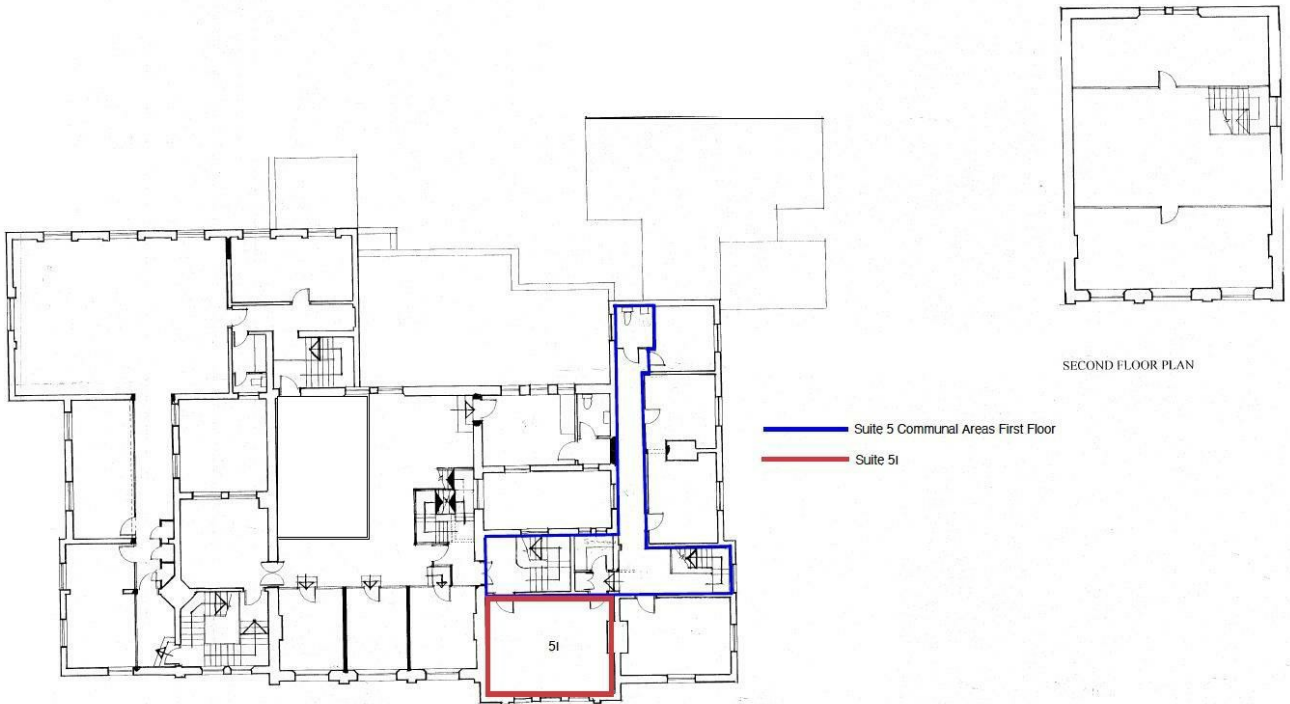
Council car parking at the rear of the building.

Easy access via public transport links.

Local to M60.

Onsite vending machines.

# Floor Plan



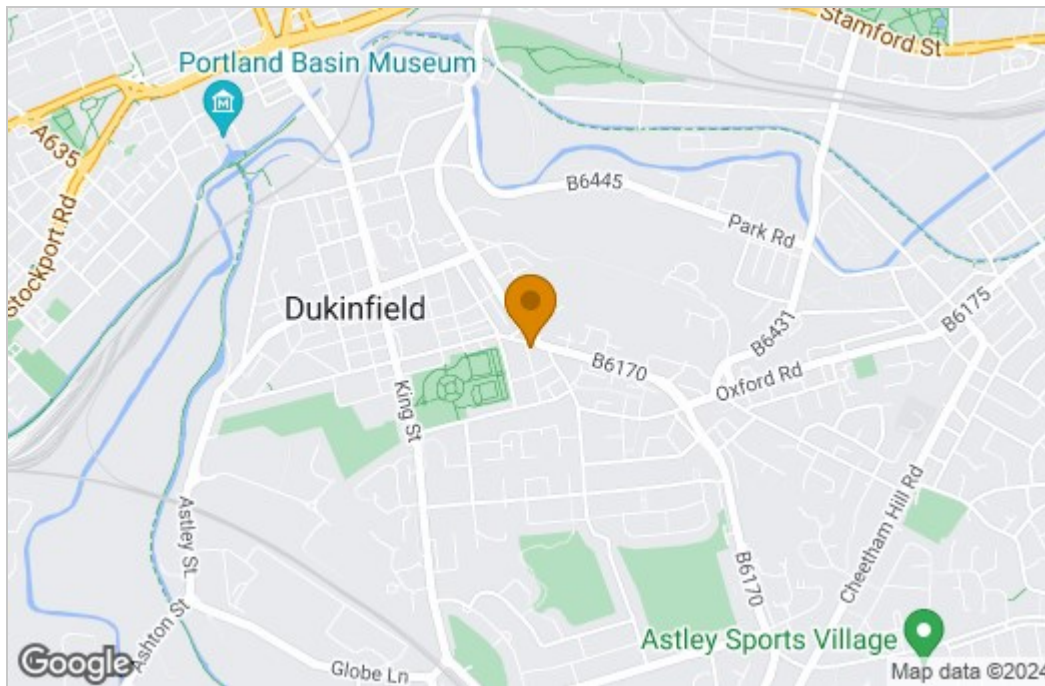
The Old Court House, Chapel Street, Dukinfield.

FIRST FLOOR PLAN

SECOND FLOOR PLAN

— Suite 5 Communal Areas First Floor  
 — Suite 5i

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Old Courthouse Chapel Street, Dukinfield, SK16 4DT  
 Tel: 07715 297493 Email: jade@abodepropertygroup.co.uk