



TO LET

LONGFORD HOUSE, HALL STREET, HEYWOOD. OL10 1DP

Ground Floor offices within a modern 2-storey office building
2,453 sq.ft. (227.9 sq.mtrs) approx NIA

- A good mix of open plan and private offices with two kitchens and WC facilities
- 7 Parking spaces to the front with additional yard/parking to rear providing at least another 15 spaces.
- Security shutters to windows and main entrance



RENTAL : £30,000 p/a exclusive

VIEWING: BY APPOINTMENT THROUGH AGENT

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

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LONGFORD HOUSE, HALL STREET, HEYWOOD

LOCATION

The offices are located on a self-contained site on Hall Street off Manchester Road close to Heywood Town Centre.

The property is in an established commercial location close to Junction 19 of the M62 motorway.

GENERAL DESCRIPTION

The development is constructed to a modern architectural design and comprises self-contained ground floor office premises in a new two storey office building

The lettable accommodation amounts to approximately 2,453 sq.ft. together with ladies, gents/disabled WC accommodation.

SPECIFICATION

The office specification will include:

Suspended ceiling

Predominantly LED lighting

Gas fired central heating

2 x Kitchens

Electric security shutters to windows and doors

Intruder and fire alarms

The building's internal configuration and specification may be altered by the tenant subject to prior landlord approval. .

LEASE

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

RENT - £30,000 per annum, exclusive of rates plus VAT

EPC - available on request

VAT

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

RATES

According to the Valuation Office website the property is assessed for business rates as follows:

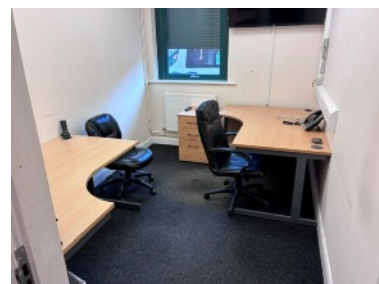
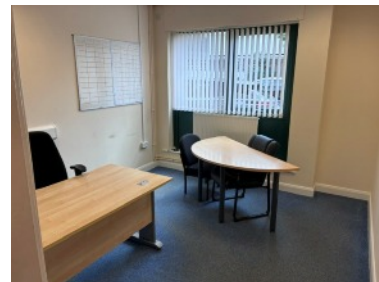
Rateable Value: £21,500

Interested parties should satisfy themselves with regards to rates liability.

LEGAL COSTS

Each party is will be responsible for their own legal costs.

**FURTHER INFORMATION AND VIEWING THROUGH
SOLE AGENTS [BARTON KENDAL - 01706 353 794](http://www.barton-kendal.co.uk) -
contact Marc Wright.**



www.barton-kendal.co.uk

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