# Yorkshire Street, Rochdale OL16 1LA

## First & Second Floor Offices

## TO LET / MAY SPLIT




**ADAMSONS BARTON KENDAL** are please to bring to the rental market, a recently renovated, fully carpeted first & second floor office premises, situated in the heart of Rochdale above Adamsons Barton Kendal Estate Agents, in a prime location fronting Yorkshire Street.

## Viewing Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA**
**01706 653214 / sales@abkproperty.co.uk**

The first floor comprises 2 spacious offices, a kitchen and 2 wc's, possibly shared with the second floor accommodation.

To the second floor, there are 3 spacious offices plus additional attic storage.

The offices can either be let at £300 per week on flexible lease term and the rent is inclusive of rates, insurance, lighting and water. The property has a dedicated ground floor entrance, directly off Yorkshire Street and the accommodation must be viewed to be fully appreciated.

## Ground Floor

Dedicated office entrance with stairs to the first floor

## First Floor

Reception area

Office 1 - 5.3 x 5.1 metres (maximum)

Office 2 - 3.2 x 3.0 metres

Kitchen - 2.0 x 1.7 metres - single drainer stainless steel sink unit

Ladies WC - 1.7 x 1.0 metres - low level wc, wash hand basin

Gents WC - 0.9 x 1.5 metres - low level wc, wash hand basin

## Second Floor

Landing Area with storage

Office 1 - 5.1 x 3.1 metres (maximum)

Office 2 - 2.7 x 5.3 metres

Office 3 - 4.2 x 2.3 metres

## Third Floor

Attic Room (for storage) - 5.1 x 3.1 metres








LADIES





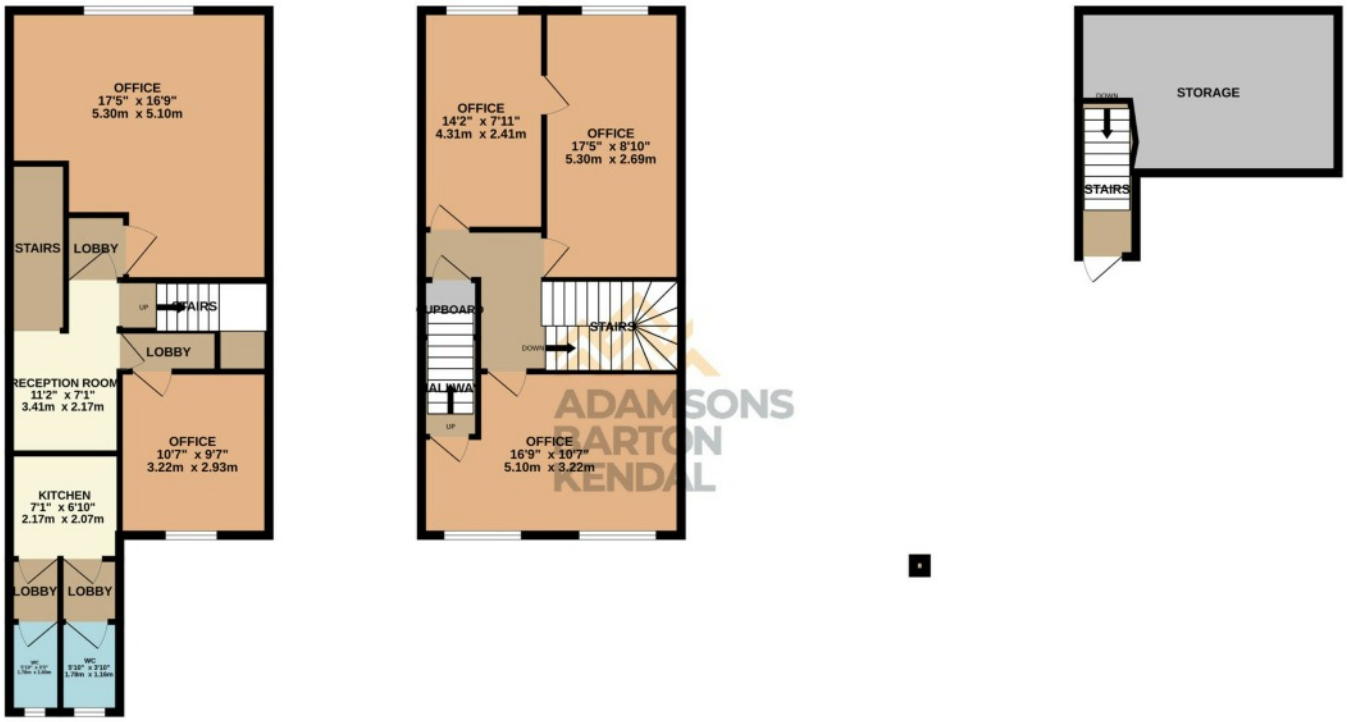




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.

2ND FLOOR
195 sq.ft. (18.2 sq.m.) approx.




TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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w - abkproperty.co.uk e - sales@abkproperty.co.uk

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