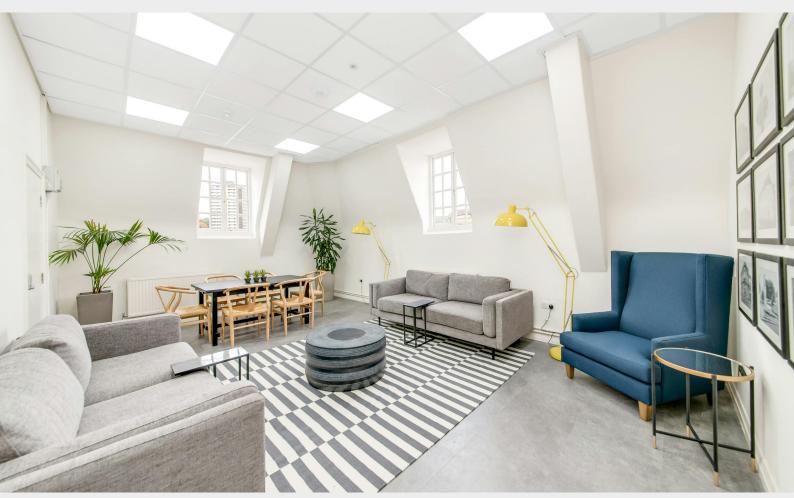
# Office TO LET





# The Esplanade, Rochdale, OL16 1AE No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street.

Tenure	To Let		
Available Size	650 to 675 sq ft / 60.39 to 62.71 sq m		
Rent	£813.00 - £845.00 per month From		
Business Rates	Upon Enquiry		
EPC Rating	Upon enquiry		

# **Key Points**

- > Excellent Transport Links
- > Meeting Room Facilities

#### Location

No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street, the Town's main shopping area and 250m from the recently built bus and tram interchange. Rochdale Town Centre has recently commenced a long term regeneration project which has already seen the completion of a £50 million new council office and library at Number One Riverside on the banks of the River Roch. The Rochdale Borough Renaissance Masterplan will see the Town Centre undergo a radical scale of regeneration transforming the borough into a thriving place to live, work and do business.

### Accommodation

Description	Size	sq ft	Rent	Service charge
Fl	-	650	£813 /month	£270 /month
F3	-	675	£845 /month	£281 /month

- Specification -Double height accommodation at ground floor level
- -Central heating
- -Suspended ceiling and inset lighting to upper levels
- -Passenger lift
- -24 hour access -Fully DDA compliant

#### Terms

Minimum 12 month term.







# Viewing & Further Information



**Richard Cross** 0161 220 1999 | 07706353590 Richard.Cross@hurstwoodholdings.com



**Constantine Thanopoulos** 0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com



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