



## **MODERN OFFICE ACCOMMODATION**



**Hafley Court, Buckley Road, Rochdale, OL12 9DJ**

Hafley Court is located on a self-contained site directly on Buckley Road, close to its junction with Park Road and Yorkshire Street.

Tenure	To Let
Available Size	2,140 to 8,562 sq ft / 198.81 to 795.44 sq m
Rent	£2,050 - £7,848 per month from
EPC Rating	D (88)

### **Key Points**

- > Modern Office Accommodation
- > Break Out/ Meeting Room Facilities

## Location

Hafley Court is located on a self contained site directly on Buckley Road, close to its junction with Park Road and Yorkshire Street (A58). The area is a mixed use area with a number of commercial occupiers within close proximity.

Rochdale is a major market town located approximately 11 miles from Manchester City Centre.

Rochdale benefits from excellent transport links with direct access to the Transpennine M62 Motorway. Both the M66 and M60 (Manchester Orbital) are within 15 minutes drive providing access to the national motorway network. Metrolink services direct to Manchester and other destinations can be accessed in Rochdale.

## Accommodation

Floor/Unit	Description	Size	Rent	Service Charge
Ground	Ground Floor	4,281 sq ft	£49,224 per annum	£4 /sq ft
1st	First Floor	4,281 sq ft	£49,224 per annum	£4 /sq ft

## Overview

The property consists of a purpose built office block set out on Ground and 3 Upper Floors with composite cladding elevations surmounted by a pitch profile steel roof. The external windows have powder coated aluminium frames and are double glazed.

Internally, the property is set out to a high specification including:

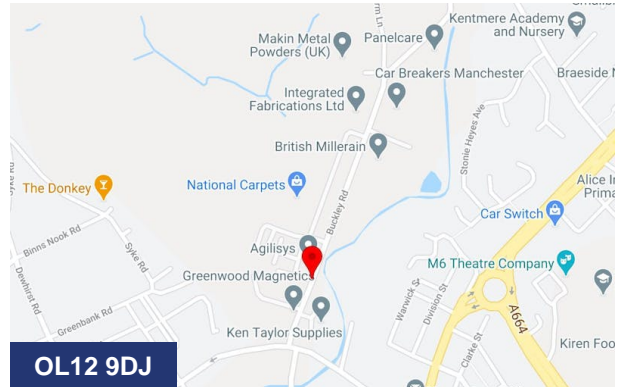
- Heating via hot water radiator system
- Air cooling
- LED lighting
- Tegular tiled suspended ceilings
- Fully raised access floors with an ample provision of floor boxes
- Quality carpet finish
- CCTV
- Single 8 person passenger lift
- Fully secured and gated site
- Male, female and disabled toilet facilities on each floor

## VAT

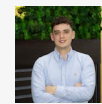
Is applicable, full details on request.

## Legal Costs

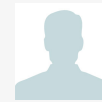
Each party will be responsible for their own legal costs in connection with this transaction.



## Viewing & Further Information



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