



**Serviced Office Suites. 2100 Sq Ft. Gated Development. Walking Distance To Metro Link. Parking**

## **St Chads Court**

School Lane, Rochdale, OL16 1QU

Office, Serviced Office

# **TO LET**

**2,100 sq ft**

(195.10 sq m)

- Close to the town centre
- Secure electric gated development
- Walking distance to the Metroink, bus station and railway station.
- Smartly presented air contained offices and suites
- Car Parking
- Well maintained
- 2100 Sq Ft

# St Chads Court, School Lane, Rochdale, OL16 1QU

## Summary

<b>Available Size</b>	2,100 sq ft
<b>Rent</b>	£18,900 per annum Plus VAT
<b>Business Rates</b>	You can get small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
<b>Service Charge</b>	£2,520 per annum Including in the requested rent. This including Building Insurance, • Regular external cleaning of the windows • Power and maintenance costs of shared areas and car park • Maintenance of the gardens, gates and fencing .Costs associated with access fobs and external CCTV. Plus VAT
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

St Chads Courts is a secure gated development of detached office blocks, only a few minutes walk from the Town's main shopping area and the recently built bus Station , Metrolink and railway interchange.

The flexible high quality accommodation would suit a number of potential layouts.

The development is accessed by way of electric gated fob system and intercom with ample allocated parking.

Please see attached brochure for further details.

## Location

Walking Distance to the local Metrolink/Railway station. Only a few minutes walk in Rochdale town Centre.

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.

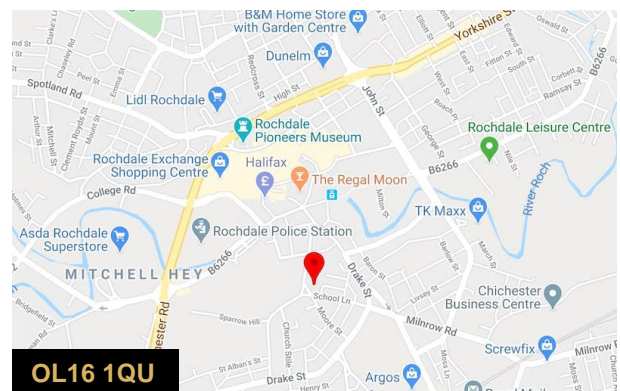
## Planning class

Class E

## Technical spec

Central heating Air conditioned 24 Hour AccessSecure electric gated development.

## VAT



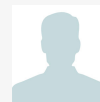
## Viewing & Further Information



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