



AVAILABLE TO LET

# Royle House

Cowm Top Business Park, Cowm Top Lane, Rochdale OL11 2PU

SELF CONTAINED DETACHED OFFICE BUILDING. MINUTES FROM THE MOTOWAY NETWORK.

# SELF CONTAINED DETACHED OFFICE BUILDING. MINUTES FROM THE MOTOWAY NETWORK.

Modern detached self-contained office accommodation at the front of the security controlled grounds of Cowm Top Business Park, only 3 minutes from the m62 (junction 20).

The two storey building has a generous reception area in addition to multiple good sized offices, kitchen and male/female toilets on both floors. The building has a fire alarm, security alarm, CAT 2 lighting and 22 demised parking spaces.

- Self Contained Building with Multi Offices
- 4 Large Open Plan Offices with 8 Smaller Offices
- Set over 2 floors with stairs from Reception
- Large Contemporary Reception
- On Site Parking - 22 Spaces
- Bathrooms and Kitchen Facilities on each floor.
- 3 Minutes from Junction 20 M62 Motorway
- 24/7 Manned Security on Site
- Modern, Clean & Fresh Offices
- Fully Refurbished and Newly Decorated

Rochdale town centre is approximately 1.8 miles north-east of the premises with Manchester city centre approximately 9.4 miles south-west of the premises.

Rent	£58,885 per annum
Est. S/C	£3,360 per annum
S/C Details	Insurance is currently calculated at £612 per annum. Both service charge and insurance costs are exclusive of but liable for VAT at the prevailing rate.
Rates detail	Business rates will be payable to the local authority, subject to an assessment by the VOA.
Building type	Office
Planning class	B1
Size	5,885 Sq ft
VAT charges	The quoted rent is exclusive of but liable for VAT at the prevailing rate.
EPC category	D

Marketed by: Pearson Ferrier

For more information please visit:  
<http://example.org/m/28603-royle-house-cowm-top-business-park>



Self-Contained, Two Storey Office Building

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AGIA 5,885 sq/ft (546.7 sq/m)

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Short distance from motorway access (junction 20, M62)

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Suspended ceilings, CAT 2 lighting, fire/security alarms

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23 demised parking spaces

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Within secure grounds of business park

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•24/7 Manned Security on Site

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•Fully Refurbished and Newly Decorated

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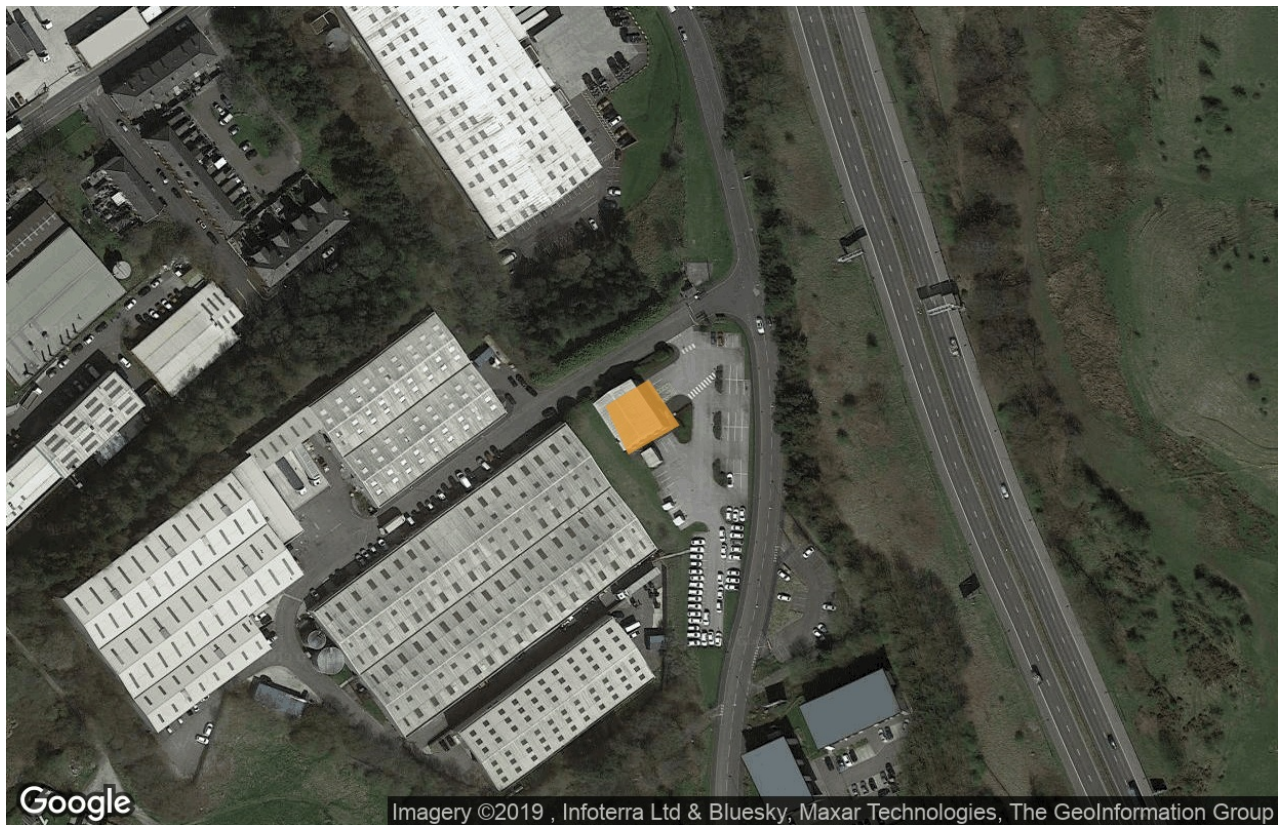
•Modern, Clean & Fresh Offices

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INCENTIVES AVAILABLE



Royle House, Cowm Top Business Park, Cowm Top Lane, Rochdale OL11 2PU



Data provided by Google

<b>Airports</b>	Manchester 17.2m, Leeds Bradford 27.9m
<b>National rail</b>	Castleton (Manchester) 0.5m, Rochdale 1.2m, Mills Hill (Manchester) 3.0m
<b>Road</b>	3 minutes from M62 Junction 20
<b>Estimated rates</b>	Business rates will be payable to the local authority, subject to an assessment by the VOA.
<b>Estimated service charge</b>	£3,360.00 per annum Insurance is currently calculated at £612 per annum. Both service charge and insurance costs are exclusive of but liable for VAT at the prevailing rate.
<b>Legal costs</b>	Each party to be responsible for their own legal costs.
<b>VAT</b>	The quoted rent is exclusive of but liable for VAT at the prevailing rate.
<b>Planning class</b>	B1
<b>EPC</b>	Please visit <a href="http://example.org/m/28603-royle-house-cowm-top-business-park#data-room">http://example.org/m/28603-royle-house-cowm-top-business-park#data-room</a> for the EPC certificate.



Notes:

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Quote reference: RENT-28603

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