



AVAILABLE TO LET

St Chads Court

School Lane,, Rochdale, UK OL16 1QU

OFFICE SUITES ON SECURE GATED DEVELOPMENT. AVAILABLE NOW.

OFFICE SUITES ON SECURE GATED DEVELOPMENT. AVAILABLE NOW.

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.

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.

We only have 3 offices and suites remaining. The suites and offices are smartly presented and range from 860-970 sq ft with various configurations that can be easily be adapted for most business uses. The development is accessed by way of electric gated fob system and intercom with ample allocated parking.

Please see attached brochure for further details.

Rent	£10,200 per annum
S/C Details	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
Rates detail	You can get small business rate relief if: your property's rateable value is less than £15,000 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.
Rateable value	£8,700
Building type	Office
Planning class	B1
Secondary classes	B1
Sizes	860 to 970 Sq ft
VAT charges	We understand the property not liable for VAT.
EPC certificate	Available on request

For more information please visit:
<http://example.org/m/45133-st-chads-court-school-lane>



Close to the town centre

Secure electric gated development

Service charge included

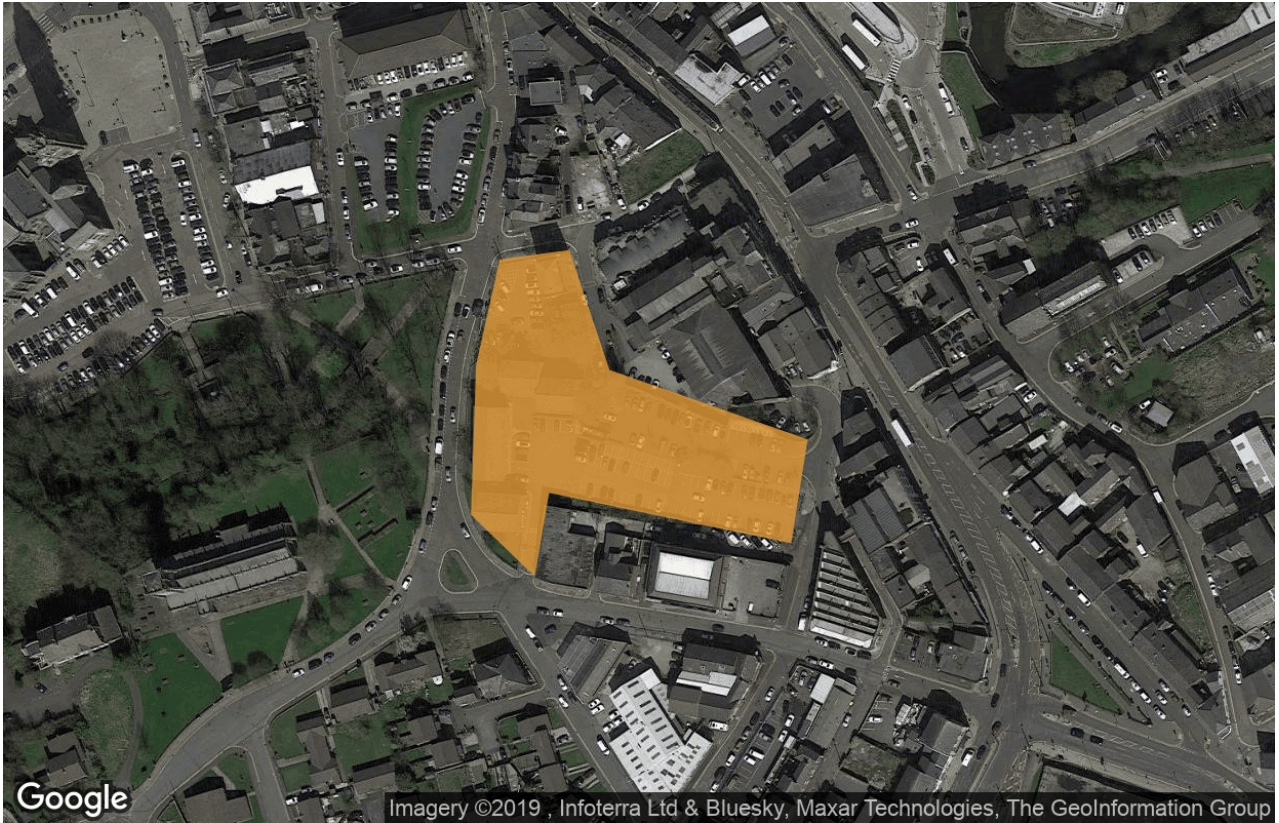
Walking distance to the Metroink, bus station and railway station.

Self contained suites

Smartly presented air contained offices and suites



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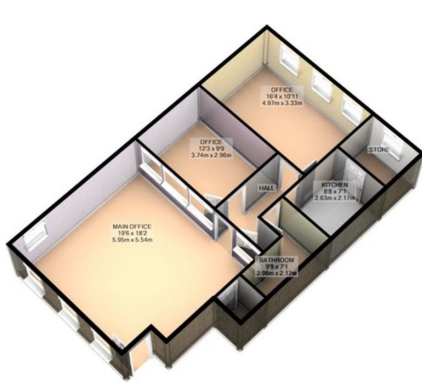


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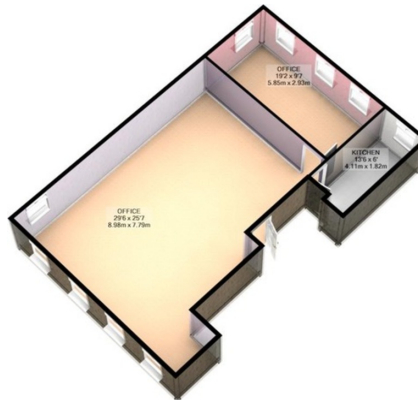
Units & availability

Unit	Floor	Size sq ft	Rent psf *	Total pa	Planning usage	Notes	Status
Office 1	Ground Floor	867	£11.76	£10,200.00	B1	Office 1 is a self contained air conditioned suite located on the ground floor of Chads Court, a secure gated development. At 867 sq ft(80.55 sq m) this smartly presented suite consists of a main open plan office area, 2 additional offices, Kitchen, W.C, storeroom, allocated FREE parking and service charge are All included in your rent of £10,200pa	Available
Unit 2	1st Floor	973	£10.48	£10,200.00	B1	Office 2 is a large , light, air conditioned office located on the 1st floor of Chads Court, a secure gated development. At 973 sq ft(90 sq m) this smartly presented office consists of a main open plan office area,with a additional managers office/training room,kitchen, allocated FREE parking and Service charge are All included in your rent of £10,200pa	Available
Unit 3	Ground Floor	953	£10.70	£10,200.00	B1	Office 3 is a large, light, air conditioned suite is located on the ground floor of Chads Court, a secure gated development. At 953 sq ft(88.55 sq m) this smartly presented suite consists of a large open plan office area, kitchen, W.C,allocated FREE parking and service charge are All included in your rent of £10,200pa	Available
Total		2,793		£30,600.00			

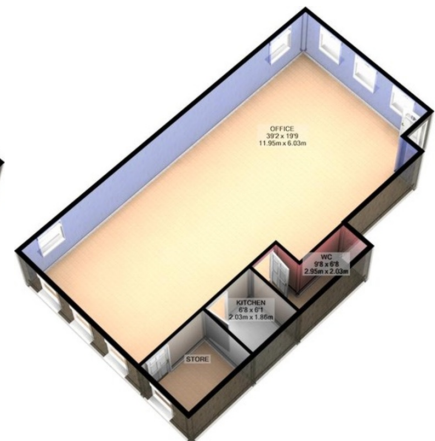
* Service charge included



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2019



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Floors & availability

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Airports

Manchester 18.7m, Leeds Bradford 26.6m

National rail

Rochdale 0.3m, Castleton (Manchester) 1.8m, Smithy Bridge 2.2m

Tube

Metrolink /Railway station

Technical spec.

Central heating
Air conditioned
24 Hour Access
Secure electric gated development.

Estimated rates

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Estimated service charge

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

VAT

We understand the property not liable for VAT.

Planning class

B1

Secondary planning class

B1

EPC

Available on request

Notes:

Pearson Ferrier Commercial

☎ 0161 764 4440

✉ commercial@pearsonferrier.co.uk

Quote reference: RENT-45133

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness.