

Hafley Court, Rochdale

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 St.

Property Type	Office
Tenure	To Let
Size	398 to 8,562 sq ft (795.44 sq m)
EPC Rating	This property has been graded as 88(D)

Key Points

- Modern Office Accommodation
- Break Out/ Meeting Room Facilities
- First month rent free

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	Availability
2nd	Entire 2nd Floor	4,281 sq ft	£10 per sq ft	Available
3rd	Suite 1	915 sq ft	£1,220 per month	Available
3rd	Suite 2	861 sq ft	£1,148 per month	Available
3rd	Suite 3	410 sq ft	£615 per month	Available
3rd	Suite 4	398 sq ft	£646 per month	Available
3rd	Suite 5	527 sq ft	£702 per month	Available
3rd	Suite 6	549 sq ft	£732 per month	Available

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:

- Air conditioning
- Heating via hot water radiator system
- Tegular tiled suspended ceilings incorporating CAT 2 fluorescent lighting
- 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

Lease Terms

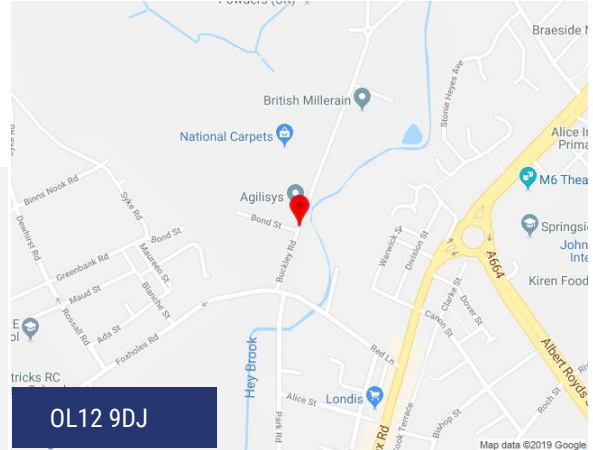
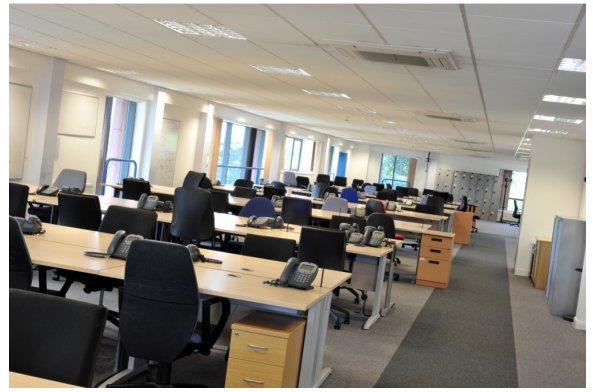
The suites are available to let on flexible lease terms by way of full repairing and insuring leases. Short term lettings are available by way of negotiation.

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

For further information or if you would like to arrange a viewing please contact our agents:

Chloe Ellerby

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