

CHICHESTER

BUSINESS CENTRE
ROCHDALE OL16 2AU

Beva



TO LET



Modern, prominently situated offices,
adjacent to Rochdale Town Centre

Ground Floor - 2,357 ft² (219 m²) with airy, shared ground floor reception

Second Floor - 5,319 ft² (494 m²) self contained office suite

- Secure, extensive on-site car parking •
 - 24 hour access •
 - 24 hour CCTV monitoring and •
 - Out-of-hours manned security •

LOCATION

Rochdale is situated to the north of Manchester and is excellently positioned for access to the motorway network and the Metrolink has recently opened and is only a short walk away, providing direct access to Manchester city centre.

The town provides a wide range of bars, restaurants, banks & retail amenities. Chichester House itself occupies a prominent position at the corner of Milnrow Road and Chichester Street, on the fringe of Rochdale Town Centre and enjoying good access to the motorway network.

ACCOMMODATION

The office suites are located on the ground and second floors and provide a mix of open plan and partitioned cellular offices but with a flexible layout that can be adapted to suite tenants requirements.

Ground Floor - 2,357 ft² (219 m²)

Second Floor - 5,319 ft² (494 m²)

Chichester House has the following specification:

- Fully raised access floors
- Fully carpeted
- Suspended ceilings with recessed Cat 2 fluorescent lighting
- Lift access to all floors
- On-site CCTV security system
- Secure gated access
- Extensive on-site car parking

TERMS

New flexible leases available for a term of years to be agreed.

VAT

Rent and outgoings will be subject to VAT.

RATES & SERVICE CHARGE

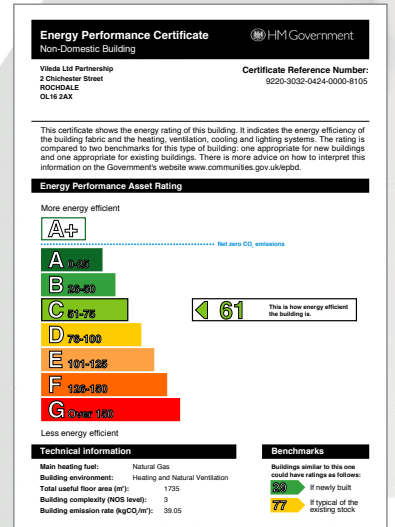
The incoming tenant will be responsible for their own business rates together with a service charge to cover the cost of common services, maintenance, on-site security etc.

SUBJECT TO CONTRACT

The property is offered subject to formal contract.

VIEWING & FURTHER INFORMATION

Strictly by appointment with sole joint agents.



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GROUP

Steve Barton or Marc Wright

Oliver Woodall



MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the joint agents or the vendors, or lessors. All properties are offered subject to contract and availability.

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