

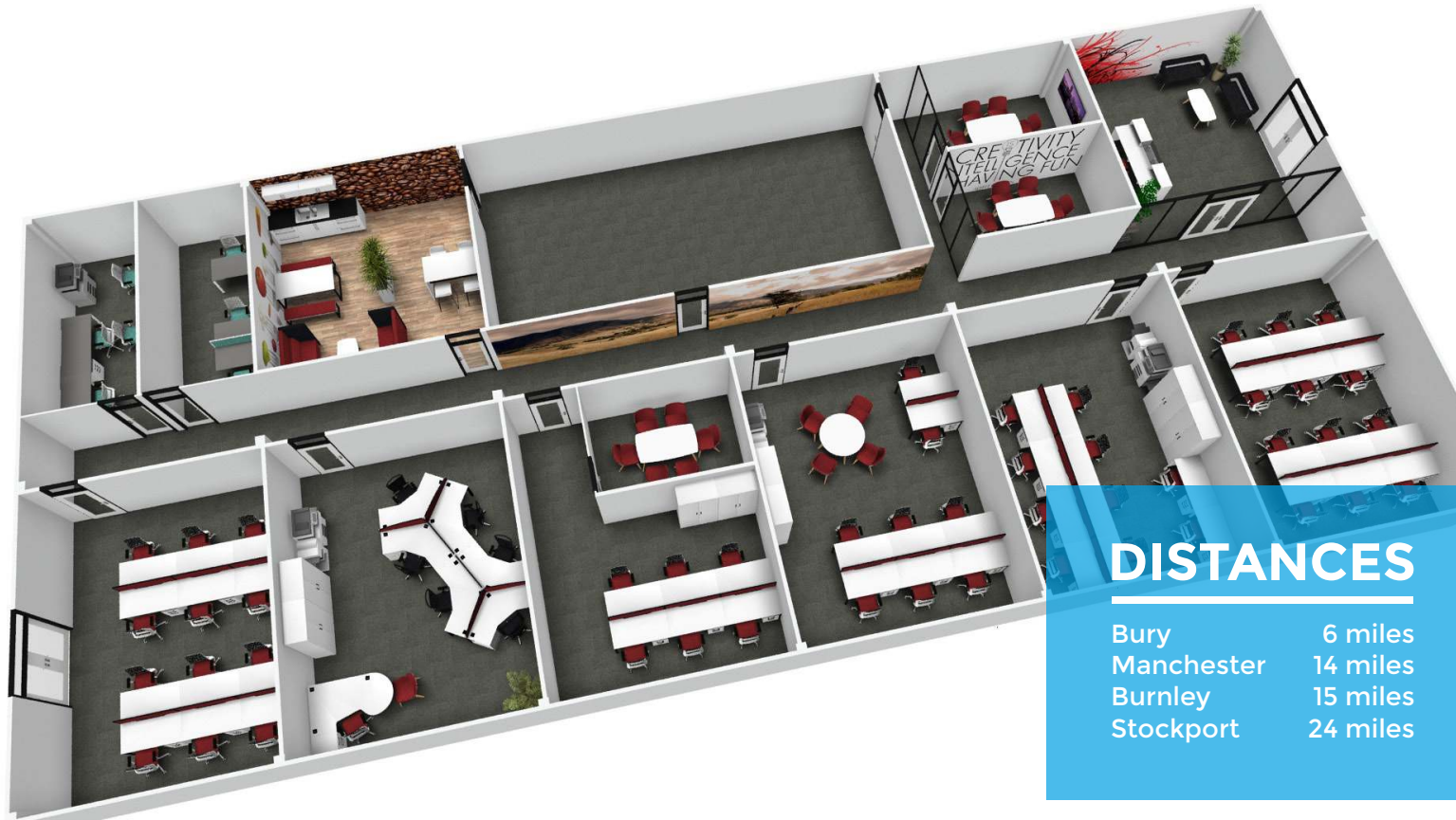
COLLEGE ROAD,
ROCHDALE,
OL12 6AE

EMPIRE HOUSE

SERVICED
OFFICES
TO LET

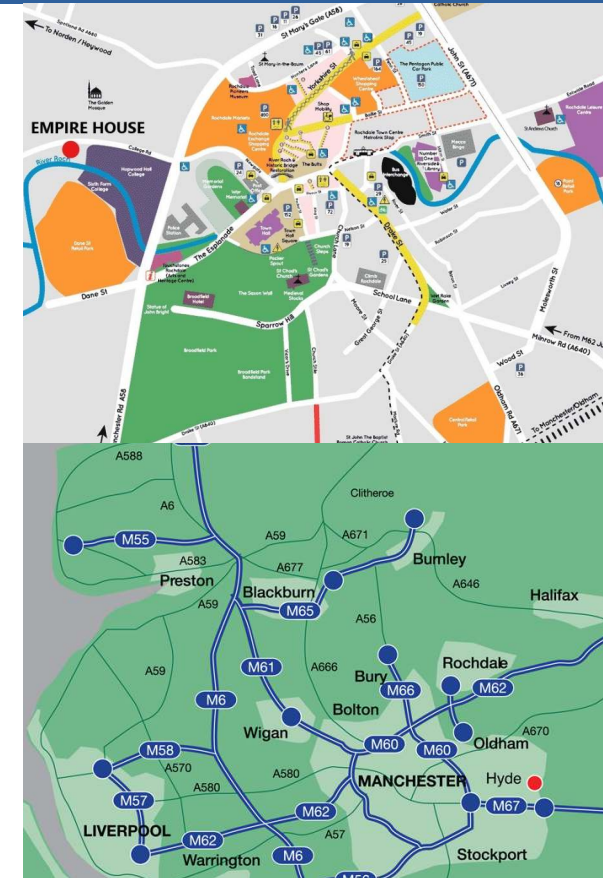
Ground floor office space with parking

SUITES UP TO 2250 SQ FT



DISTANCES

Bury	6 miles
Manchester	14 miles
Burnley	15 miles
Stockport	24 miles



Location

Empire House is located within two miles of Junction 20 of the M62 and is located within a walking distance to Rochdale Town Centre. Local amenities include JD gyms and the Royal Exchange.

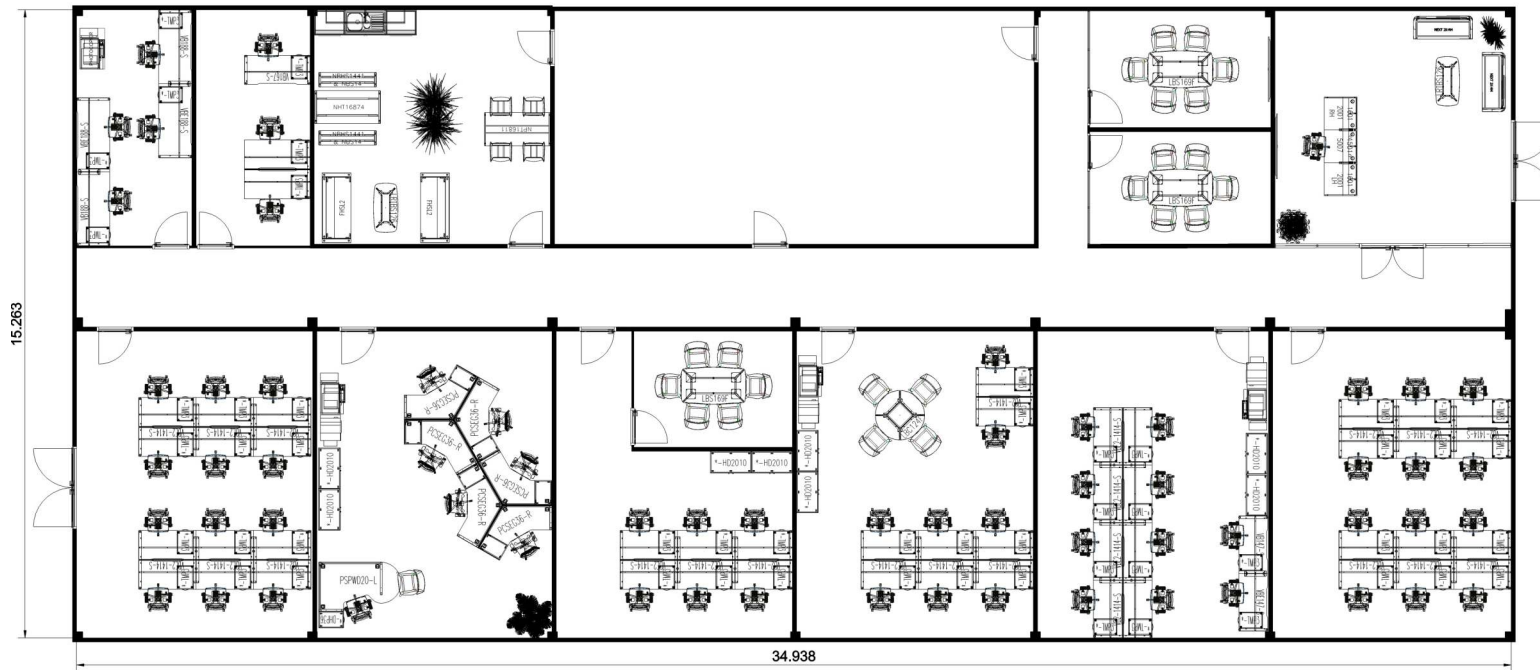
The modern gate secured building comprises of high quality 3 storey office premises with lift, WC's and on site parking.



Specification

The Ground floor includes:

- 24-hour access
- Manned reception
- Meeting rooms
- Daily cleaning
- Furnished offices
- Wi-Fi
- Communal kitchen
- Mail-handling
- Short-term lease of 1 year
- Ready in a month
- Air-conditioning
- Allocated parking



RENT

Sq. Ft.	Price per sq. ft. per month
0-450	£16.50
451-900	£15.50
901-1350	£14.50
1351-1800	£13.50
1801-2250	£12.50

LEASE

To be negotiated. The property is being made available by way of a new effective Tenant's full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

EPC

An Energy Performance Certificate can be made available upon request.

Ground Floor

Our tailor-made offices are a customised package that let you put the focus on your business.

You can choose from different seating layouts, ranging for the occupancy of two to twelve people and are highly equipped with sophisticated furnishings as well as updated telecommunication and IT facilities.

**PRESTIGIOUS
OFFICE SPACE**
WITH PARKING

Contact

For further information and viewings please contact us.