



EMPIRE HOUSE - GROUND FLOOR

OFFICES TO LET

Fully serviced suites from 463 sq. ft.

Key Features

- Modern workspace
- Covid-19 Compliant
- Hand sanitising stations
- Temperature machines
- Onsite parking
- Fully furnished
- Secure entrance
- Flexible lease



LOCATION

DISTANCES

Bury
Manchester

6 miles
14 miles

Oldham
Bolton

18 miles
7 miles



Rochdale is a well-known industrial town located approximately 14 miles from Manchester City Centre. Rochdale is known for hard work and industry. The region is undergoing a renaissance, rebranding itself as a thriving area for hi-tech businesses. It has recently completed a £50 million refurbishment of new council offices, library, and new shopping 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.

Empire House is located on a self-contained site within an industrial park just off college Road, close to the Mellor street and Bury road junction. The area is a mixed-use area with a number of commercial occupiers within close proximity.

Empire House is only a few minutes' walk away from the bus station, train station and the

Metrolink interchange. The building lies a few minutes away from Aldi, Asda, Subway and the Rochdale Exchange.

The office has a ground floor and 2 upper floors and is a purpose-built office with grey cladding surmounted by a low-pitched steel roof. The windows are all double glazed and electric-shuttered for extra security along the ground floor. The property recently underwent a £500k refurbishment to include glass walled offices, Burmatex carpet, Cat 5 cabling, moveable floor boxes and a breakout facility.

Where are we located?

✎ Walking distance

- 0.1 mile (3 mins) – **Hopwood Hall College**
- 0.2 mile (4 mins) – **Aldi**
- 0.4 mile (8 mins) – **Rochdale Town Centre**
- 0.4 mile (9 mins) – **Asda**
- 0.5 mile (11 mins) – **JD Gyms**
- 0.5 mile (10 mins) – **Rochdale Exchange**
- 0.5 mile (11 mins) – **Metrolink**
- 1.0 mile (22 mins) – **Rochdale Train Station**

FEATURES



3 storey building

- Modern office suites
- Double-glazing
- Recently refurbished



Parking/Bicycles

- Allocated on-site parking
- 44 parking spaces
- Bicycle shelter and racks



Security & Access

- 24hr access control
- CCTV monitoring system
- Shuttered windows



Reception

- Fully manned reception
- Mail handling service
- Customer waiting area



Cleaning

- On-site cleaner
- Daily cleaning routines
- Covid-19 Compliant



Environment

- Solar Panel technology
- PIR sensors
- Active recycling



DDA Compliance

- Fully DDA Compliant
- Fully ASA Compliant
- Disabled access



Kitchen Area

- Break out room
- Tea/coffee areas
- Kitchen facilities



Meeting Rooms

- Conference rooms
- Meeting rooms
- Visitor call system in each suite



Internet & Telephone

- Leased fibre line
- Wi-Fi
- VoIP connectivity



Toilet Facilities

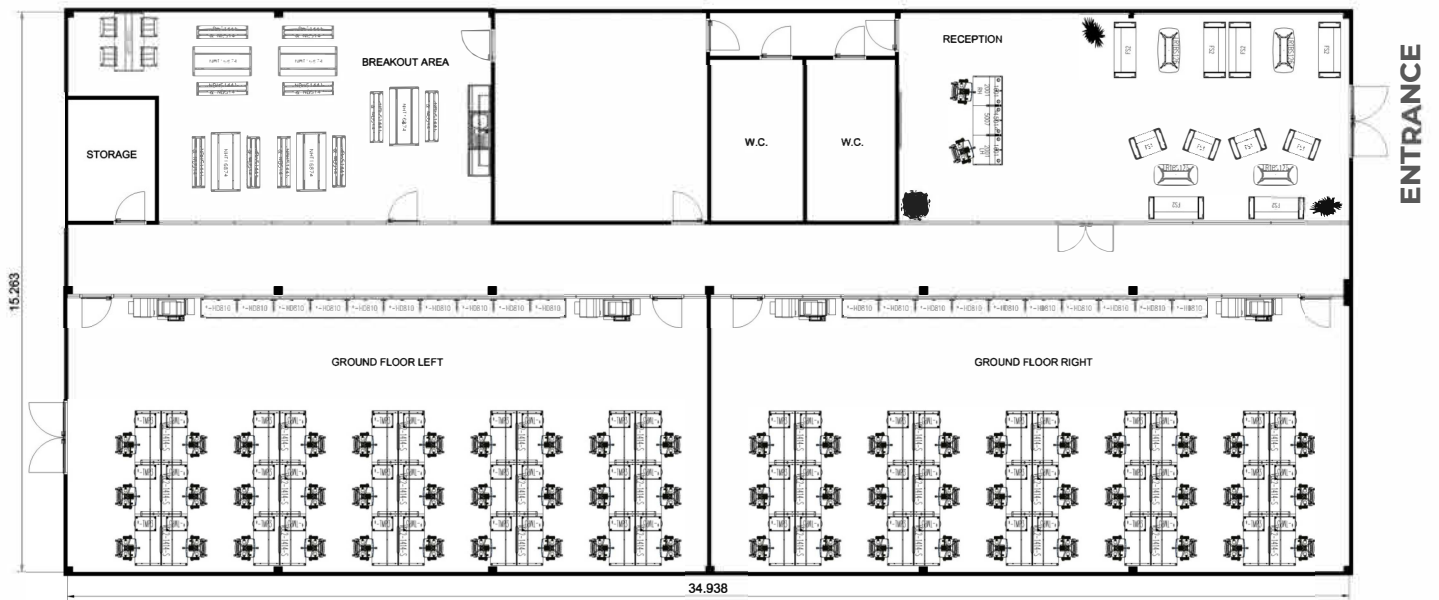
- Male, female & disabled toilets
- Hand washing facilities
- Drying facilities



Heating & Cooling

- Air conditioning
- Central heating
- Temperature thermostat

LAYOUT OPTION 1 FLOORPLAN



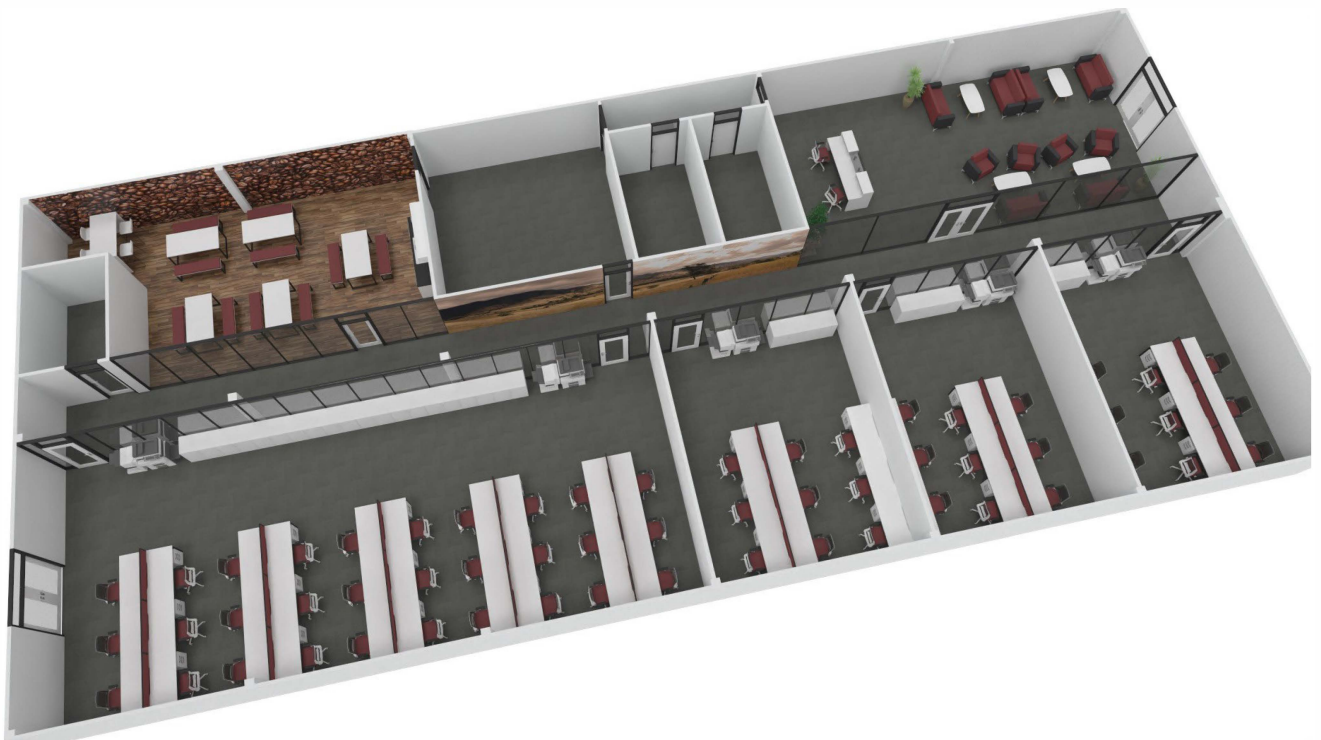
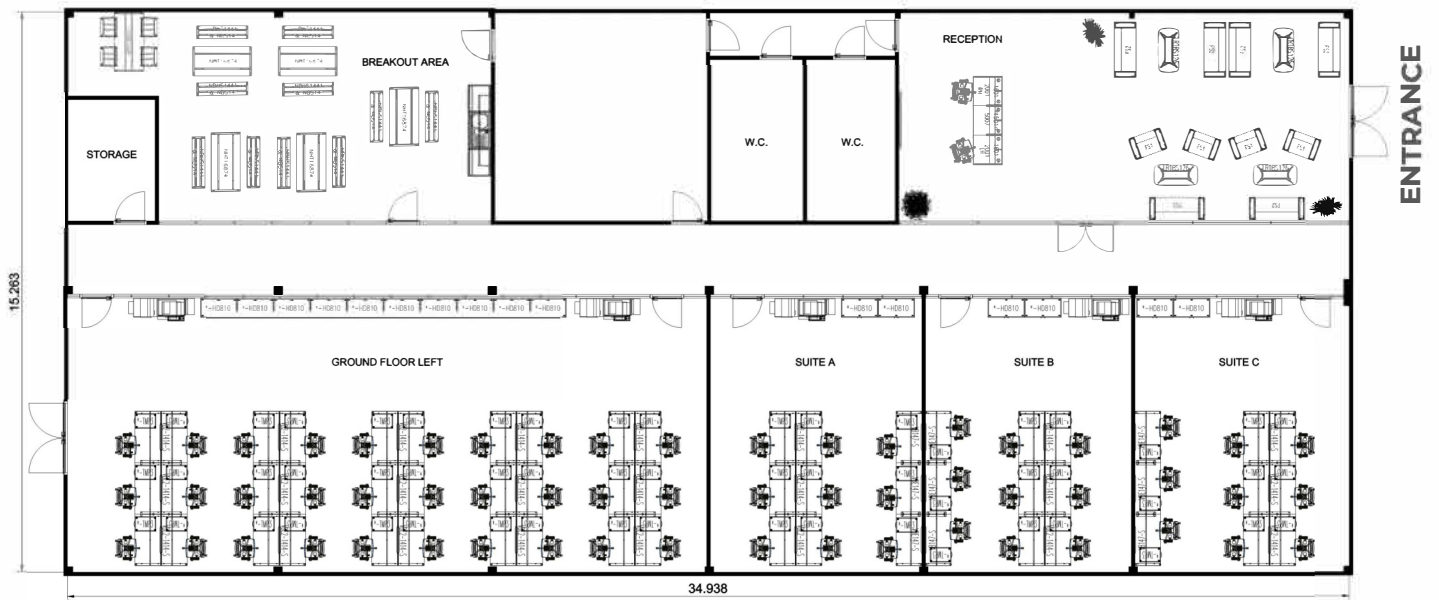
LAYOUT OPTION 1 RATES

Ground Floor (Left or Right) - 1389 Sq. ft.

LEASE YEAR TERMS	PRICE PER SQ FT - RENTAL CHARGE	PRICE PER SQ FT - SERVICE CHARGE	PRICE PER SQ FT - RENTAL & SERVICE COMBINED	MONTHLY COST (EXC. VAT)	ANNUAL COST (EXC. VAT)
1	£14.00	£6.00	£20.00	£2,315.00	£27,780.00
2	£13.00	£6.00	£19.00	£2,199.25	£26,391.00
3	£12.00	£6.00	£18.00	£2,083.50	£25,002.00
4	£11.00	£6.00	£17.00	£1,967.75	£23,613.00
5	£10.00	£6.00	£16.00	£1,852.00	£22,224.00
6	£10.00	£6.00	£16.00	£1,852.00	£22,224.00
7	£10.00	£6.00	£16.00	£1,852.00	£22,224.00

- Prices above are negotiable.
- **EPC:** A copy of the EPC is available on request.
- **Business Rates:** The majority of suites within Empire House will qualify for small business rates exemption/relief. Further enquiries should be made directly with the Local Authority.
- **Lease Terms:** The suites are available to let on flexible lease terms (minimum 12 months) inclusive of heating, electricity, buildings insurance and maintenance costs. A detailed breakdown of the service charge is available on request.
- **Legal Costs:** The tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease documentation in this matter.
- **Deposit:** 2 months' rent.
- Walk Through Video Tour available to view online. For in-person viewings, a mask and temperature screening will be mandatory.

LAYOUT OPTION 2 FLOORPLAN



LAYOUT OPTION 2 RATES

Ground Floor - SUITE A - 463 Sq. ft.

LEASE TERM	PRICE PER SQ FT - RENTAL CHARGE	PRICE PER SQ FT - SERVICE CHARGE	PRICE PER SQ FT - RENTAL & SERVICE COMBINED	MONTHLY COST (EXC. VAT)	ANNUAL COST (EXC. VAT)
1	£14.00	£6.00	£20.00	£771.67	£9,260.00
2	£13.50	£6.00	£19.50	£752.38	£9,028.50
3	£13.00	£6.00	£19.00	£733.08	£8,797.00
4	£12.50	£6.00	£18.50	£713.79	£8,565.50
5	£12.00	£6.00	£18.00	£694.50	£8,334.00

Ground Floor - SUITE A+B - 926 Sq. ft.

LEASE TERM	PRICE PER SQ FT - RENTAL CHARGE	PRICE PER SQ FT - SERVICE CHARGE	PRICE PER SQ FT - RENTAL & SERVICE COMBINED	MONTHLY COST (EXC. VAT)	ANNUAL COST (EXC. VAT)
1	£14.00	£6.00	£20.00	£1,543.33	£18,520.00
2	£13.50	£6.00	£19.50	£1,504.75	£18,057.00
3	£13.00	£6.00	£19.00	£1,466.17	£17,594.00
4	£12.50	£6.00	£18.50	£1,427.58	£17,131.00
5	£12.00	£6.00	£18.00	£1,389.00	£16,668.00

Ground Floor - SUITE A+B+C - 1389 Sq. ft.

LEASE TERM	PRICE PER SQ FT - RENTAL CHARGE	PRICE PER SQ FT - SERVICE CHARGE	PRICE PER SQ FT - RENTAL & SERVICE COMBINED	MONTHLY COST (EXC. VAT)	ANNUAL COST (EXC. VAT)
1	£15.50	£6.00	£21.50	£2,488.63	£29,863.50
2	£14.50	£6.00	£20.50	£2,372.88	£28,474.50
3	£13.50	£6.00	£19.50	£2,257.13	£27,085.50
4	£12.50	£6.00	£18.50	£2,141.38	£25,696.50
5	£11.50	£6.00	£17.50	£2,025.63	£24,307.50
6	£11.50	£6.00	£17.50	£2,025.63	£24,307.50
7	£11.50	£6.00	£17.50	£2,025.63	£24,307.50

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