



markwarburton
CHARTERED SURVEYORS

ID 100-145

TO LET

TOWN CENTRE OFFICES

481-1,619 SQ. FT / 45-150 SQ. M

 **2 BAILLIE STREET, ROCHDALE, OL16 1JG**

PROPERTY LOCATION

Prominently located on Baillie Street close to the junction with Yorkshire Street.

The recently developed Rochdale Riverside is close by which includes outlets including Marks and Spencer, NEXT, H&M, Holland & Barrett, Costs, REEL Cinema etc.



Charge And Drive
Charging Station

Admiral Casino:
Rochdale

2 BAILLIE STREET

BAILLIE STREET

YORKSHIRE STREET

Rochdale Exchange
Shopping Centre
Shopping Centre

ROCHDALE EXCHANGE
SHOPPING CENTRE

Salvation Army

2-4

Vicolo Del Vino

Hogarth

The Butts Ave

La Mancha
Tapas

Stationers Entry

Newgate

Tetrosyl
Auto chemistry shop

The Walk

Yorkshire St

King St





- In the Baillie Street Quarter
- Adjacent to Riverside retail & leisure area
- Refurbished floorspace
- 24/7 hour access



Forming part of an attractive four storey Victorian building the offices are located at first, second and third floor levels and provide good quality refurbished floorspace with good natural lighting.

Office suites are available of differing sizes. Each suite has been accommodated to modern specifications and is served by good quality access and common areas.

Viewings are highly recommended and further details are available on application.







SERVICES

LED lighting and electric storage heating.

LETTING TERMS AND RENT

Office No. 1:
£6,000/annum

Office No 2:
£6,000/annum

Office No 4:
£5,040/annum

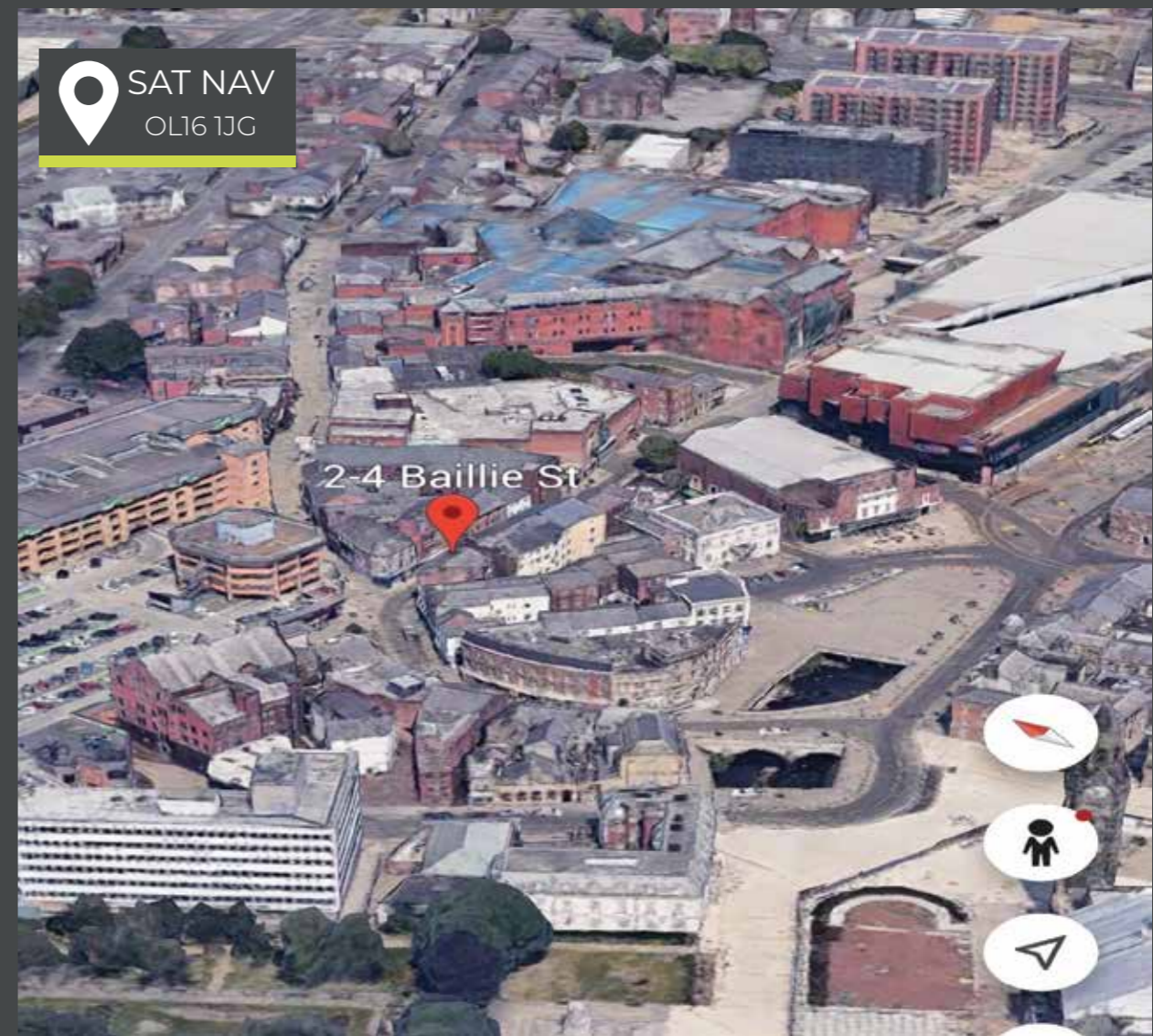
Further lease terms on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

AVAILABLE FLOORSPACE

Office No 1 First Floor	568 sq ft.
Office No 2 Second Floor	570 sq ft.
Office No 4 Third Floor	481 sq ft.



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VIEWING:

By prior appointment



Mark Warburton
Chartered Surveyors

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