



TO LET

Independence House, Adelaide Street, Heywood. OL10 4HF

From 114 sq.ft. to 4,777 sq.ft approx

- *Fully Serviced Office Workstations or Full Office Suites.*
 - *Flexible Easy In / Easy Out Terms*
 - *Ample On Site Car Parking*
- *Relatively Good Access to the Motorway*

RENT FROM : £12 PER SQ.FT. (Inc Service Charge & Business Rates)

VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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SITUATION

Prominently located on Adelaide Street just off York Street in the Centre of Heywood, with relatively good access to junction 19 of the M62 motorway network.

Rochdale Town Centre is approximately 4 miles north of the property.

GENERAL DESCRIPTION

Independence House is a two storey building with a range of serviced office spaces providing flexible sizes to suit most requirements.

The property also benefits from :-

- Ample on-site parking
- Gas Central Heating System
- Reception Area

FLOOR AREAS

The approximate gross internal floor areas are as follows

ROOM NO	SQ FOOT	SQ METRES
Ground Floor		
G1 and G2	304	28.26
G3	131	12.18
G4	131	12.18
G5	259	24.08
G6	299	27.79
G7	112	10.41
G8	125	11.62
G9	213	19.8
G10	155	14.41
G11	115	10.7
G12	140	13.02
G13	204	18.96
Total	2188	
First Floor		
F1	142	13.19
F2	141	13.1
F3	139	12.91
F4	211	19.6
F5	140	13.01
F6	140	13.01
F7	140	13.01
F8	140	13.01
F9	730	67.84
F10	149	13.84
F11	135	12.54
F12	154	14.31
F13	228	21.18
Total	2589	
Second Floor		
S1	228	21.18

There is also a Workshop / Garage to the Rear
Garage 4500sq.ft 418 sq.mtrs

TERMS

The property is available "To Let" by way of a new flexible lease term (to be agreed).

RENTAL

Rental From £12.00 per sq.ft - inclusive of service charge and pro rata business rates, electricity, gas, and water.

If a large area is taken this rental figure can be negotiated on application.

SUBJECT TO CONTRACT

The property is offered subject to Contract.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENT. BARTON KENDAL - Contact Steve Barton or Marc Wright - 01706 353 794



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