

# **TO LET**



# Unit 1, Chichester Court, Milnrow Road, Rochdale, OL16 1UG

# 2,728 sq ft approx.

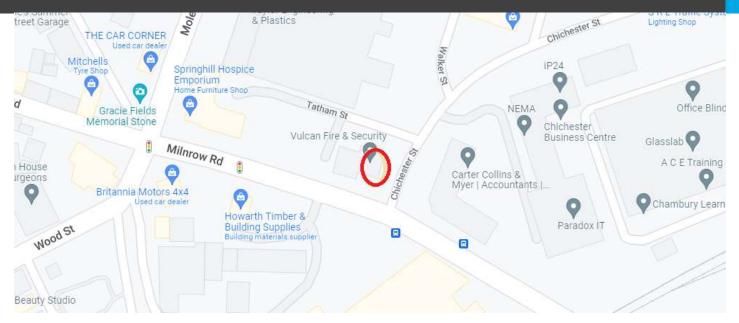
# Modern Business Unit

- Integral offices
- Roller shutter door
- W/Cs
- RENT ON APPLICATION





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## Location

BC REAL ESTATE

Chichester Court is strategically located on the outskirts of Rochdale Town Centre and is accessed Milnrow Road, via Chichester Street.

### Description

The unit provides a self contained, two storey office and workshop building.

The building is fitted out to a modern standard and comprise the whole property over ground and first floor. The property provides ground floor workshop with reception, WCs and offices.

At first floor there is a combination of both open plan and cellular offices, which are carpeted and have suspended ceilings with recessed lighting.

#### Rental

The property is available on a leasehold basis.

The rent is available on application

## Legal Costs

Each party will bear their own legal costs.

#### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

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

### Subject to Contract

The property is offered subject to formal contract / lease.

#### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

john@bcrealestate.co.uk

Gary Chapman

gary@bcrealestate.co.uk



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