

Beva
GROUP

TERMS

New flexible leases available for a term of years to be agreed.

RENTAL

Upon application to letting agents.

VAT

Rent and outgoings will be subject to VAT.

RATES & SERVICE CHARGE

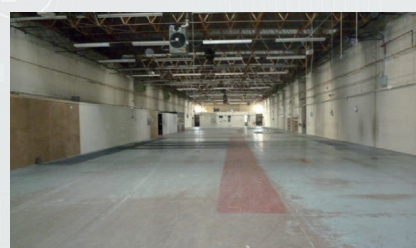
The incoming tenant will be responsible for their own business rates together with a service charge to cover the cost of common services, maintenance, on-site security etc.

SUBJECT TO CONTRACT

The property is offered subject to formal contract.

VIEWING & FURTHER INFORMATION

Strictly by appointment with joint agents.



MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the joint agents or the vendors, or lessors. All properties are offered subject to contract and availability.

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CHICHESTER
BUSINESS CENTRE
ROCHDALE OL16 2AU



LOCATION

Chichester Business Centre is situated off Milnrow Road in a prominent position close to the Town Centre.

OFFICE ACCOMMODATION

A mix of open plan and partitioned cellular offices are available, with a flexible layout that can be adapted to suit tenants requirements.

Specifications include:

- Double glazing
- Fully carpeted
- Suspended Ceilings
- Reception areas, meeting / function rooms
- kitchen and dining areas
- Air Conditioning / Comfort Cooling
- CCTV and Alarmed
- Can be fully furnished if required.



INDUSTRIAL UNITS

Units are available ranging from 1,300 ft² to 17,000 sq ft approx to suit a range of warehousing, manufacturing and distribution purposes.

Specifications include:

- Heating and lighting
- New drive in doors
- Offices/welfare facilities



Secure gated site

Extensive on-site car parking

24 hour access

24 hour CCTV monitoring

Out-of-hours manned security



Rochdale is situated to the north of Manchester and is excellently positioned for access to the motorway network and the Manchester M60 orbital. The town is served by a new Metrolink connection to Manchester via Oldham and excellent train links to Manchester (from 16 minutes) and Leeds (from 69 minutes). Both stations are only a short walk away. The Business Centre is also served by a number of local bus routes.

The town provides a wide range of bars, restaurants, banks & retail amenities. Chichester House itself occupies a prominent position at the corner of Milnrow Road and Chichester Street, on the fringe of Rochdale Town Centre and enjoying good access to the motorway network.

