

# To Let

1,300 sq ft - 4,613 sq ft

**No. 2 The Quadrant, Green Lane,  
Heywood, OL10 1NG**

Modern Office Accommodation



#### Location:

The property is located on Green Lane, in the town of Heywood. It is situated off Junction 19 of the M62 which enables excellent national motorway links to the M60 orbital motorway, which in turn connects to the M56 to the M6. The premises are easily accessible to Rochdale and Heywood Town Centres.

#### Description:

No. 2 The Quadrant comprises a modern office building arranged over ground, first and second floors.

The available accommodation comprises a ground floor suite and the whole of the first floor. The suites benefit from air conditioning cassettes, suspended ceilings, raised floors and a passenger lift. The accommodation comprises a mixture of open plan office space with glazed partitioned meeting rooms, kitchen areas and IT server rooms.

The accommodation benefits from the following:

- Easily accessible to both Heywood and Rochdale Town Centres.
- Modern office accommodation with designated entrance.
- Open plan offices with partitioned meeting rooms, fully fitted kitchens and IT server rooms.
- Generous demised car parking spaces.



Steve Brittle

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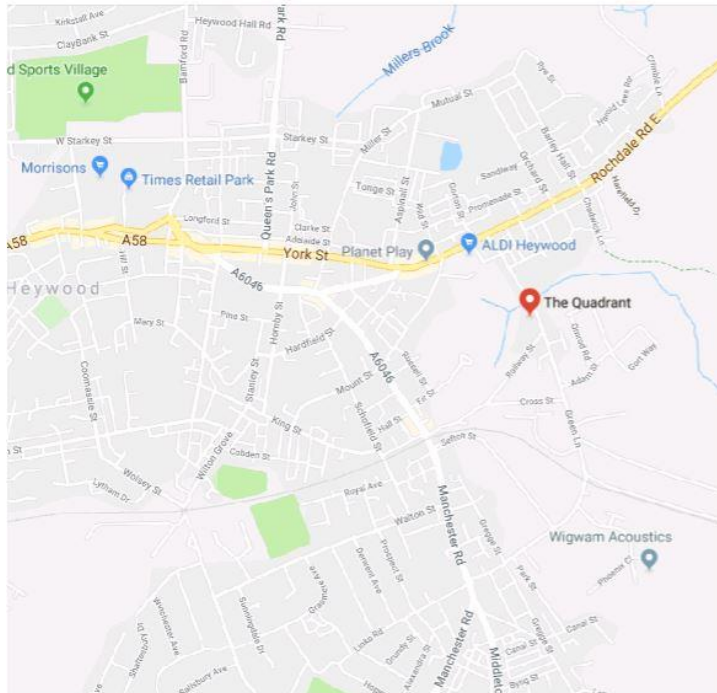
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## Schedule of Floor Areas:

The accommodation has been measured on a net internal basis as follows:

Floor Areas		Sq Ft	Sq M
Ground	Suite 1	1,613	149
First	Suite 3	1,700	157
	Suite 4	1,300	120
<b>Total</b>		<b>4,613</b>	<b>426</b>

## Tenure:

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

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## Rent:

Quoting rent of £11.50 per sq ft.

## Rates:

The accommodation is listed in the 2017 Rating List as follows:

Floor		RV	Rates Payable
Ground	Suite 1	£TBC	£TBC
First	Suite 3	£17,107	£8,433
	Suite 4	£TBC	£TBC

## Legal Costs

Each party to be responsible for their own legal costs involved in any transaction.

## VAT:

All prices quoted are excluding, but may be liable to VAT at the prevailing rate.

## EPC:

An EPC assessment has been undertaken and the building has a rating of C:52.

## Viewing:

Strictly by appointment with the joint agents:

## Matthews & Goodman

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