

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**1A - 3A BAILLIE STREET  
ROCHDALE, LANCOS OL16 IJJ**

**OFFICE SUITES TO LET – FROM £325 PCM**



### **THREE OFFICE SUITES AVAILABLE**

**SUITE 1 – 70 SQ.M (754 SQ.FT.) - £575 pcm**  
**SUITE 2 – 59.5 SQ.M (640 SQ.FT.) - £450 pcm**  
**SUITE 3 - 34 SQ.M (376 SQ.FT.) - £325 pcm**  
**PLUS KITCHEN AND WC'S.**

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## OFFICE SUITES

### **RECEPTION (5.4m x 4.1m)**

Double opening electric aluminium glazed entrance door complete with external steel roller shutter. Ceiling mounted electric heater plus wall mounted heater and wall mounted fire control system. Leading to staircase which in turn leads to basements and return staircase leading to first and second floor landings with doors providing access to the following available suites:-

All the following office suites benefit from uPVC double glazed windows complete with internal blinds, laminate flooring, power and telephone points with wall mounted heaters.

**KITCHEN** comprising of a stainless steel sink unit set onto beech fronted base units with matching wall units, part tiled walls.

### **MALE WC/FEMALE WC**

## FIRST FLOOR

### **OFFICE SUITE 1 – £575 PCM (70 sq.m/754 sq.ft.)**

With steps to an additional managers office.

**KITCHEN** comprising of a stainless steel sink unit set onto beech fronted base units with matching wall units, part tiled walls.

### **MALE WC/FEMALE WC**

## SECOND FLOOR

### **OFFICE SUITE 2 – £450 PCM (59.5 sq.m/640 sq.ft.)**

## THIRD FLOOR

### **OFFICE SUITE 4 – (56.3 sq.m/606 sq.ft.) **NOW LET****

**THIRD FLOOR KITCHEN** comprising of 1½ bowl stainless steel sink unit set onto run of marble effect worktop with tiled splash back and beech fronted base units below. Wall mounted water heater.

## SEPARATE BUILDING

### **SECOND FLOOR/THIRD FLOOR**

### **OFFICE SUITE 3 - £325 PCM (34 sq.m/376 sq.ft.)**

## **SERVICE CHARGE**

A service charge is payable which will be calculated on the size of each office suite and each suite is separately metered for electric.

## **RATEABLE VALUE (VENDOR PLS CONFIRM).**

## **VIEWING**

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555



**AWAITNG EPCS**

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.