

OFFICES TO LET

BROOK HOUSE, OLDHAM ROAD, MIDDLETON, M24 1AY

1,781 sq. ft. (165.46m²) – 5,851 sq. ft. (543.57m²)



- Flexible leases
- Car Parking on site
- Close to Middleton town centre
- Refurbished Offices

Estates & Asset Management
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🌐 rochdale.gov.uk/property



ROCHDALE
BOROUGH COUNCIL

Brook House, Oldham Road, Middleton, M24 1AY

Description/Location

The property comprises a four-storey refurbished office building with a prominent position overlooking Oldham Road, Warwick Mill and in close proximity to the Middleton Arena. Middleton town centre is within 5 minutes' walk from the rear of the premises.

The property provides a mixture of open plan and cellular office accommodation, which benefits from gas fired central heating via radiators, suspended ceilings, carpet tile floors. The available suite on the first floor was refurbished four years ago when the floor was split into three separate suites.

Car parking is included in the rent with four spaces available with Suite 3. Access to the building is controlled via an access control system. The building also benefits from onsite caretaker.

WC accommodation is provided in the common areas on each floor, and the building is fully DDA compliant with an 8-person providing access to all floors.

Terms

The units are available individually or as a whole on full repairing leases, by way of service charge.

The service charge is currently running at £5.00 psf and includes all utilities, common areas repairs, maintenance and cleaning.

Services

The offices benefit from mains water, gas and electricity.

Rent and Units Available

Unit No.	Size (Sq. m)	Size (Sq. ft)	To Let	Rent £pa plus VAT
Suite 3, First Fl	165.46	1,781	From July 26	£20,500
Totals	165.46	1,781		

Accommodation may be available up to 5,851 sq. ft (543.57m²), please contact the Council below for further information.

The service charge is currently running at c £5.00 sq. ft which equates to £8,905 pa plus VAT for Suite 3. Please contact the Surveyor below for further information.

Rateable Value

The Suite is separately assessed for rates as follows –

Suite 3, First Floor – RV £16,250, est rates payable £7,960 pa

Second Floor – RV £34,000, est rates payable £16,600 pa.

Please check with Rochdale Borough Council as the above assessments may benefit from small business rates exemption.

Energy Performance Certificate (EPC)

The Suite has the following certificate –
Rating – 86 – D.

For more information and to arrange a viewing please contact **Michael Smith** at Rochdale Borough Council Estates & Asset Management Division on **01706 924179**

MISREPRESENTATION ACT 1967

Rochdale Borough Council for themselves and as the vendor or lessor of this property give notice that: these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact. Any intending purchaser or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The council do not make or give, nor does any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

PROPERTY MISREPRESENTATION ACT 1991

These details are believed to be correct at time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

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