

TO LET

**High quality self-contained office
149 sq m to 157 sq m (1,613 sq ft to 1,700 sq ft)**



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

- Excellent quality ground and first floor office suites
- Fully carpeted, suspended ceilings, air-conditioning and Cat II lighting and passenger lift
- Established commercial zone 150m from A58 and 1.25 miles from M62 Junction 19
- Generous demised car-parking spaces plus over-spill car-parking
- Secure site with gated entrance

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

Description

The Quadrant comprises a secure, high quality development of two modern detached office buildings.

Available accommodation comprises a ground floor suite and a first floor suite. Accommodation has been measured on a net internal basis and comprises:

Suite 1 (ground floor) 149 sq m (1,613 sq ft)

Suite 3 (first floor) 157 sq m (1,700 sq ft)

Location

Location is in an established commercial zone on the periphery of Heywood town centre, well placed for access to all local amenities and services. Junction 19 of the M62 motorway is approximately 1.25 miles.

Business Rates

Suite 1 TBC

Suite 3 £17,107

Terms

The suites are available to let individually or as a whole by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

£11.50 per sq ft.

A service charge is levied to cover the landlord's external and common parts maintenance costs and the annual buildings insurance premium.

VAT

All prices/rents quoted are exclusive of but may be liable to VAT at the prevailing rate.

Viewing

Strictly by appointment with the Joint sole Agents. By appointment with this office on 01706 638341 or contact Joe Ainscough 07535 516113 Email: ja@longdencook.com Email: Matthews and Goodman, 10th Floor, Centurion House, 129 Deansgate, Manchester M3 3WR. Contact: Steve Brittle. Tel: 0161 214 4665. Email: sbrittle@matthews-goodman.co.uk

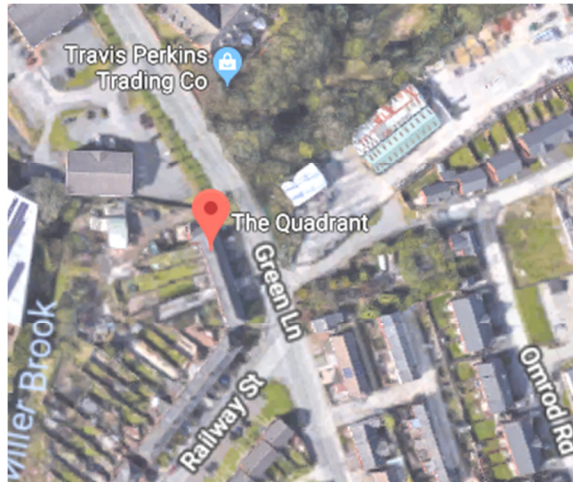
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Date 25th May 2018

Bolton Marshall
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