

CEDAR HOUSE

SANDBROOK BUSINESS PARK | ROCHDALE | OL11 1LQ



NORTHERN TRUST

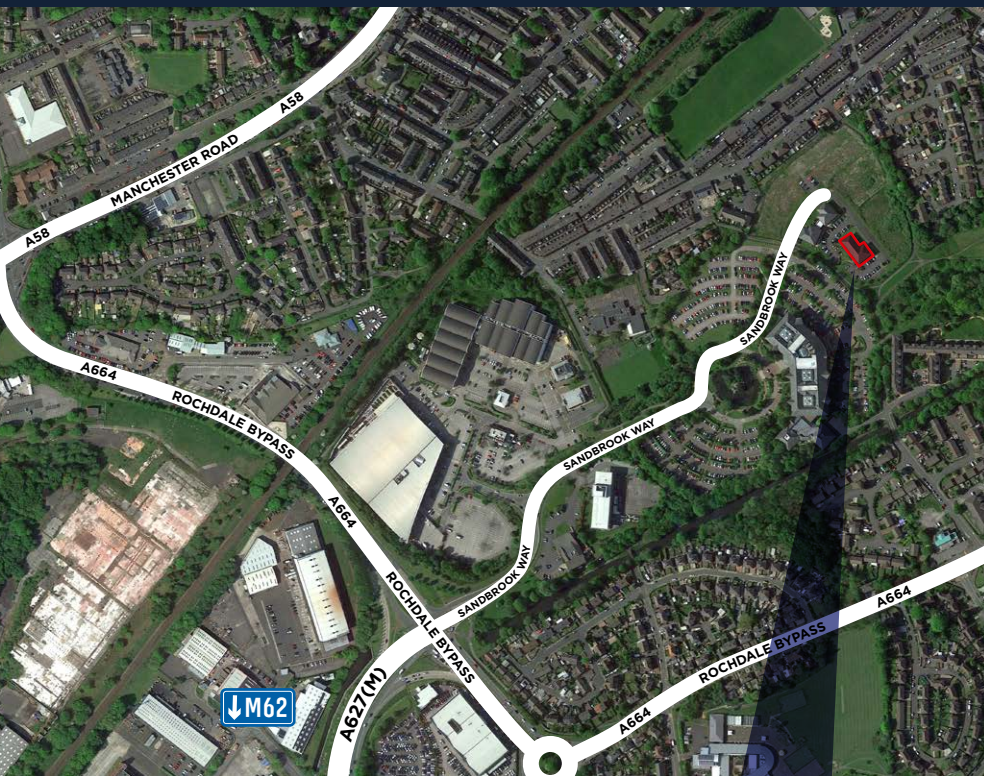
INVESTMENT | DEVELOPMENT | REGENERATION



TO LET

MODERN SELF CONTAINED OFFICES
SIZES RANGE FROM 4,123 SQ FT - 8,308 SQ FT

www.sandbrook-rochdale.co.uk



CEDAR HOUSE | SANDBROOK BUSINESS PARK | ROCHDALE | OL11 1LQ

LOCATION

Sandbrook Business Park is one of Rochdale's premier office parks situated in an attractive and easily accessible location just off junction 20 of the M62 at the end of the A627(M). The buildings are arranged within an attractive landscaped environment with their own dedicated car parking. A number of staff facilities are immediately available on the adjacent retail and leisure park.

TERMS / RENTS / OTHER CHARGES

Cedar House is available on a floor by floor basis. Details of rent and other charges are available on request via the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate. A service charge will be payable.

EPC

The EPC rating for this property is C58. A copy of the individual EPC is available on request.

www.sandbrook-rochdale.co.uk

DESCRIPTION

Cedar House is a modern two storey office building, located on the popular Sandbrook Business Park. The building is available as a whole or on a floor by floor basis.

Sandbrook Business Park currently totals 18,545 sq ft and the three office buildings are arranged within an attractive landscaped environment with their own dedicated parking.

SPECIFICATION

The offices at Cedar House have been constructed to a high standard to include;

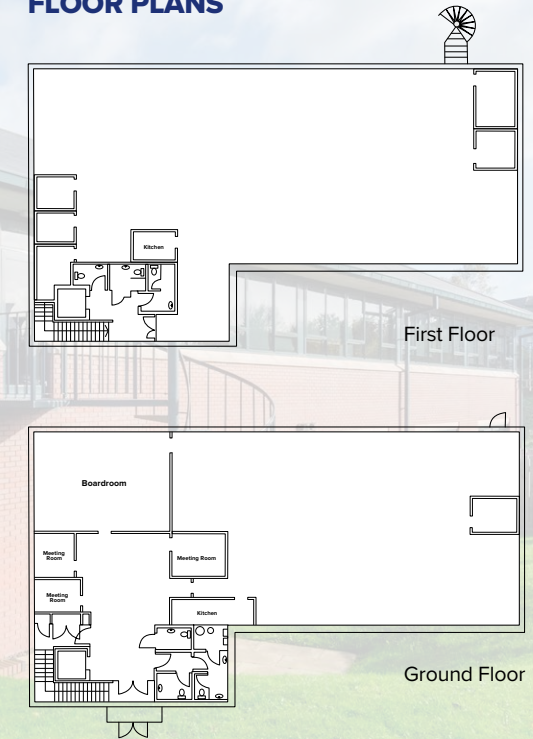
- Suspended ceilings
- Recessed LG3 light fittings
- Raised floors
- Powder coated aluminium framed double glazing
- Gas fired central heating
- Passenger lift

ACCOMMODATION

Individual floors capable of sub-division to meet an individual occupiers requirements.

Floor	sq ft	sq m
First	4,185	389
Ground	4,123	383
TOTAL	8,308	772

FLOOR PLANS



Indicative image

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

WHITTLE JONES
NORTH WEST
01257 238 666
www.whittlejones.com

jmarrow@whittlejones.co.uk

Nolan Redshaw
0161 763 0828
www.nolanredshaw.co.uk

Jonathan@nolanredshaw.co.uk

Matthews & Goodman
matthews-goodman.co.uk
0161 839 5515

sbrittle@matthews-goodman.co.uk