



#### RENT

**£12.00**  
(per sq ft)



#### SERVICE CHARGE

**£7.69**  
(per sq ft)



#### RATES PAYABLE

**£4.89**  
(per sq ft)



#### EPC RATING

**B : 28**



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

Office | Leasehold | 3,060 Sq Ft



**TO LET**





## Location

The Property is located on Green Lane, to the east of Heywood's town centre. It is situated off Junction 19 of the M62 which provides excellent national motorway links to the M60 orbital motorway, which in turn connects the M56 to the M6. The premises are easily accessible from both Rochdale and Heywood town centres. Heywood Town Centre is an approximate 20-minute walk away and offers a range of amenities such as The Times Retail Park, a Morrisons and a range of eateries.



## Description

The Quadrant comprises office accommodation arranged over ground, first and second floors.

The second floor is available to let and comprises of two large open-plan offices, specified with raised flooring, carpet tiles, suspended ceilings and LED lighting. There is a reception / boardroom of a similar specification which occupies a central position and benefits from full-height elevations providing natural lighting throughout, and also additional office and storage accommodation. There are two kitchenettes at either end of the unit, one is significantly larger and also provides staff amenity space. The unit also benefits from female, male and accessible WC facilities and access is provided by a central staircase or an eight-person lift.



## Accommodation

The accommodation has been measured on a Net Internal Area basis and totals 3,060 sq ft.



## Amenities



Kitchen



Meeting Room



Motorway



Parking



8-Person Lift





## Further information



### Lease Terms

The accommodation is available to let on terms to be agreed.

### Rent

£36,720 per annum.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is B:28.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

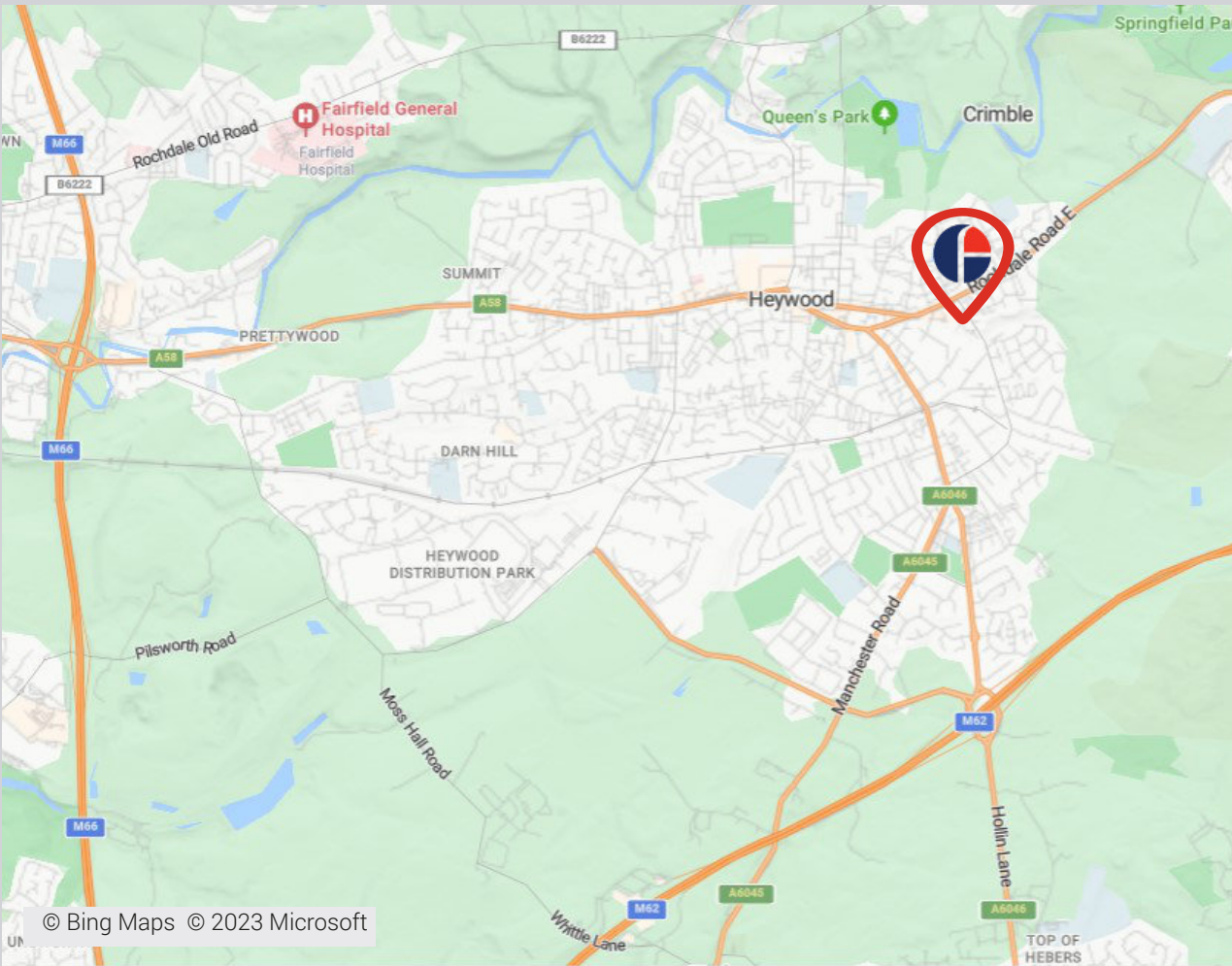
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



# No. 2 The Quadrant, OL10 1NG



## Approximate Travel Distances



### Locations

- Oldham - 8 miles
- Rochdale - 2.8 miles
- Manchester City Centre - 9 miles



### Nearest Station

- Heywood Tran Station - 0.8 miles



### Nearest Airport

- Manchester Airport - 23.3. miles



## Viewings



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Particulars dated June 2024. Photographs dated August 2024