

WALK THROUGH VIDEO TOUR AVAILABLE



pearson  
ferrier

**Attention All Investors and Owner Occupiers. 2228 Sq Ft Modern High Quality Office Suite. With 6 Parking Spaces.**

## Unit 2b

Crown Business Park, Cowm Top Road,  
Rochdale, OL11 2PU

Office, Business Park

# TO LET / FOR SALE

**2,228 sq ft**

(206.99 sq m)

- 2228 Sq Ft 2 Storey Modern Office Premises
- 6 Car Parking Spaces
- Walk Through Video Tour Available To View
- Close to Greater Manchester Motoway Network
- Vacant Possession
- Freehold

Where your business belongs

# Unit 2b, Crown Business Park, Cowm Top Road, Rochdale, OL11 2PU

## Summary

<b>Available Size</b>	2,228 sq ft
<b>Rent</b>	£2,000 per month
<b>Price</b>	£279,950
<b>Business Rates</b>	Small business rate relief. You can get small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000.
<b>Service Charge</b>	£1,000.80 per annum There is a service charge to cover the maintenance of the common areas and estate management.
<b>VAT</b>	Applicable. We believe the property is elected for VAT
<b>EPC Rating</b>	B

## Description

This is rare opportunity to purchase an immaculate, modern office building in a superb location.

The ground floor is accessed by way of intercom to the glazed front door to the properties lobby area , with staircases to the first floor and disabled compliant W.C.

On entering the ground floor main office you will be greeted with a modern, light and spacious open plan floor area with suspended ceiling, modern energy saving lighting, A/C unit, gas central heating, CCTV, stunning floor to ceiling glazed partition board room/training room with a kitchen area to the rear. To the front is a separate managers office/meeting room

The first floor is divided into two large open plan floor areas along with a second kitchen area.

Externally you find ample parking with 6 allocated parking spaces.

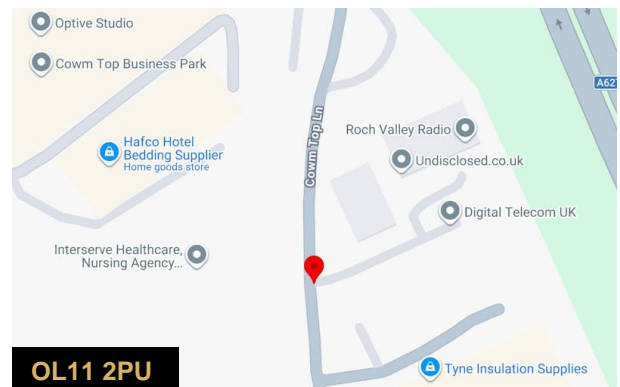
The property is located on Cowm Top Business Park only minutes from the Greater Manchester's motorway network. This modern built office development was only completed in 2015.

## Location

Cowm Top Business Park is ideally located fronting the A627(M) 1.5 miles from Junction 20 of the M62/M60 motorway network. Manchester is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.


## VAT

We understand the property is liable for vat at the prevailing rate.



## Viewing & Further Information

**son rier°** | **Stuart Pearson**  
ERCIAL | 0161 764 4440  
commercial@pearsonferrier.co.uk

 **Stuart Pearson**  
07956405651  
stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)