

# REFURBISHED OFFICES TO LET

The Esplanade / Rochdale / OL16 1AN

No. 2  
THE ESPLANADE

FROM 120 ft<sup>2</sup> to 16,680 ft<sup>2</sup>





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## DESCRIPTION

No. 2 The Esplanade was designed by the Post Office's own architect Charles P. Wilkinson and construction was completed in 1927. The historic importance of the building was recognised in 1985 when it received its listed status.

The property is a landmark building in the town centre, built in the distinctive restrained style from Portland stone under a Westmorland slate roof.

The building has recently undergone a full refurbishment including full external redecoration, cleaning and masonry repairs.



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## LOCATION

No. 2 The Esplanade is located in Rochdale Town Centre facing Rochdale Town Hall and only 50 metres from Yorkshire Street, the Town's main shopping area and 250m from the recently built bus and tram interchange.

Rochdale Town Centre has recently commenced a long term regeneration project which has already seen the completion of a £50 million new council office and library at Number One Riverside on the banks of the River Roch. The Rochdale Borough Renaissance Masterplan will see the Town Centre undergo a radical scale of regeneration transforming the borough into a thriving place to live, work and do business.



### Proposed schemes are as follows:-

- New retail and leisure development planned on the site of the current bus station
- Re-opening of parts of the River Roch running through the Town Centre, revealing a series of historic bridges
- As part of this masterplan a new transport interchange to house the new bus station and Rochdale Town Centre metrolink terminals has recently been built only 250m from the Esplanade





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## ACCOMMODATION

No. 2 The Esplanade offers excellent quality, refurbished office accommodation over 3 floors, with large whole floor plates available along with smaller self contained suites.

The building is capable of providing several size options with suites ranging from 120 ft<sup>2</sup> up to 6,800 ft<sup>2</sup>

The main office entrance accessed from The Esplanade has been recently refurbished to a high standard, offering a spacious lobby and comfortable visitor seating. Lift access is available to both first and second floors.

The ground floor suite also has the potential for alternative uses such as bar or restaurant, subject to the relevant planning consents.



SUITE No.	FLOOR	SIZE (ft <sup>2</sup> )
G1	Ground	6839
G2	Ground	1,807
G3	Ground	330
F1a	First	674
F1b	First	469
F1c	First	469
F2	First	1059
F3	First	814
F4	First	1342
S1	Second	322
S2	Second	463
S3	Second	150
S4	Second	122
S5	Second	201
S6	Second	271
S7	Second	194
S8	Second	1138
S9	Second	817
S10	Second	1338

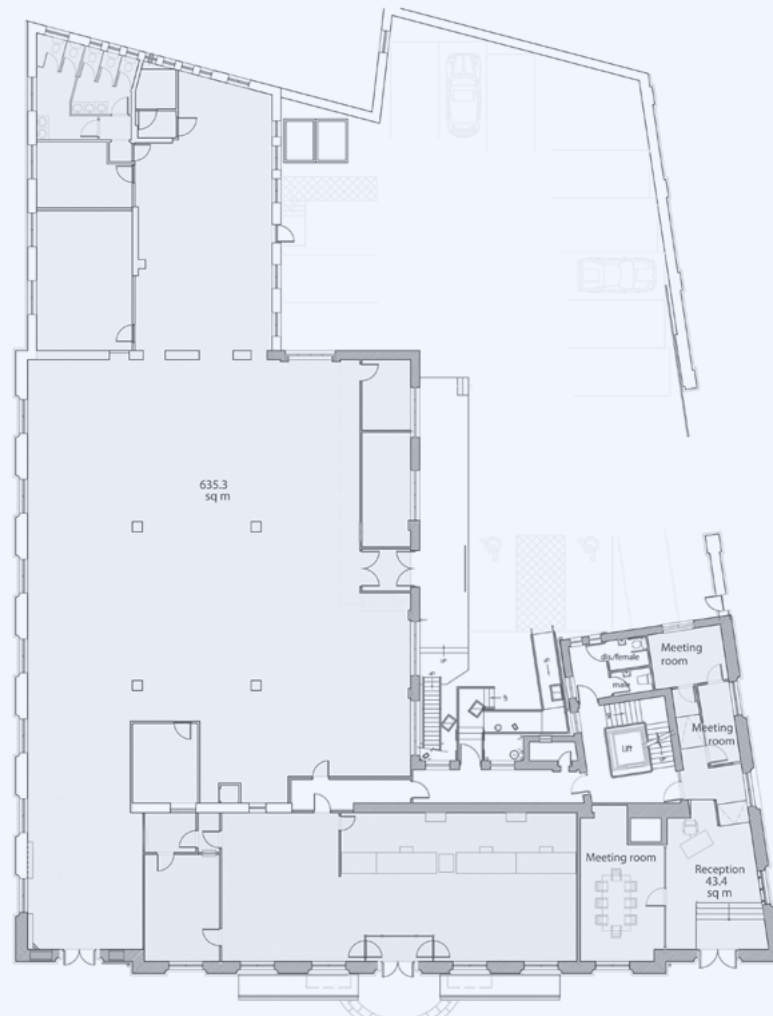
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## FLOOR PLANS

Click on the floor you would like to view by using the menu below.



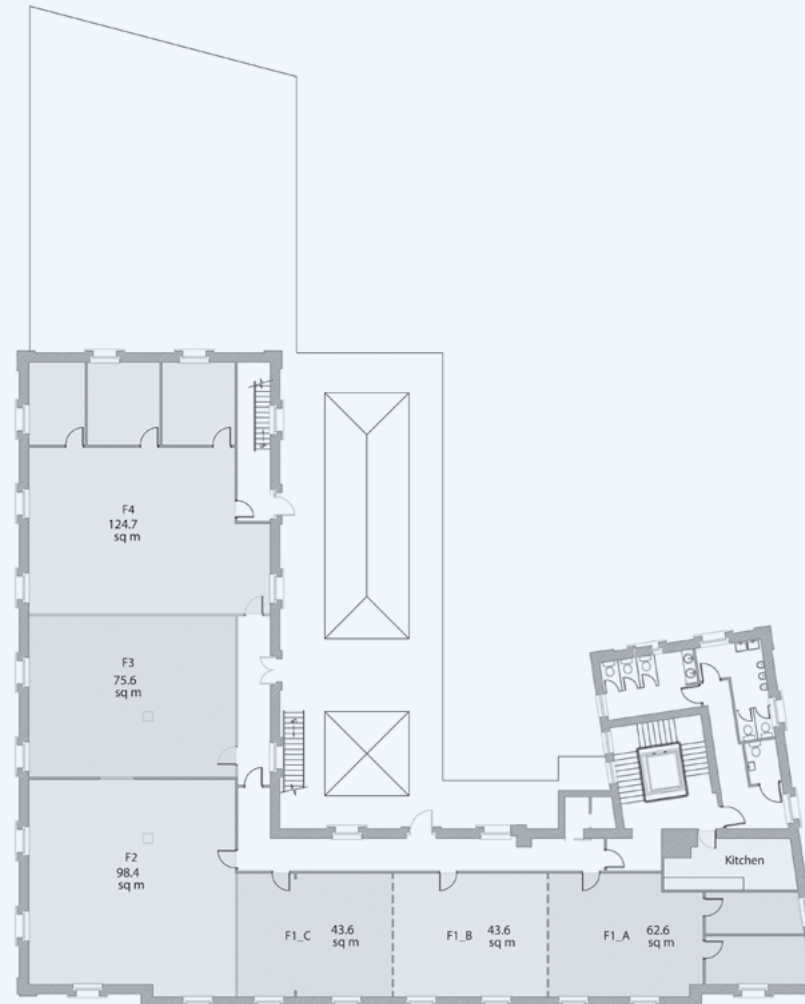
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## SPECIFICATION

The refurbished accommodation benefits from the following specification:

**Double height accommodation at ground floor level**

**Ground floor capable of being self-contained**

**Central heating**

**Impressive period ceilings at ground floor**

**Suspended ceiling and inset lighting to upper levels**

**Passenger lift**

**24 hour access**

**Fully DDA compliant**

No. 2 The Esplanade has its own loading and parking area to the rear of the property, with direct pedestrian access to the offices, providing parking for up to 14 cars.





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## ACCESSIBILITY/TRANSPORT

Located 10 miles to the North East of Manchester City Centre Rochdale benefits from access to junction 20 off the M62 motorway via the A627(M). Journey times and distances by car to the main cities in the North West and Yorkshire are as follows:

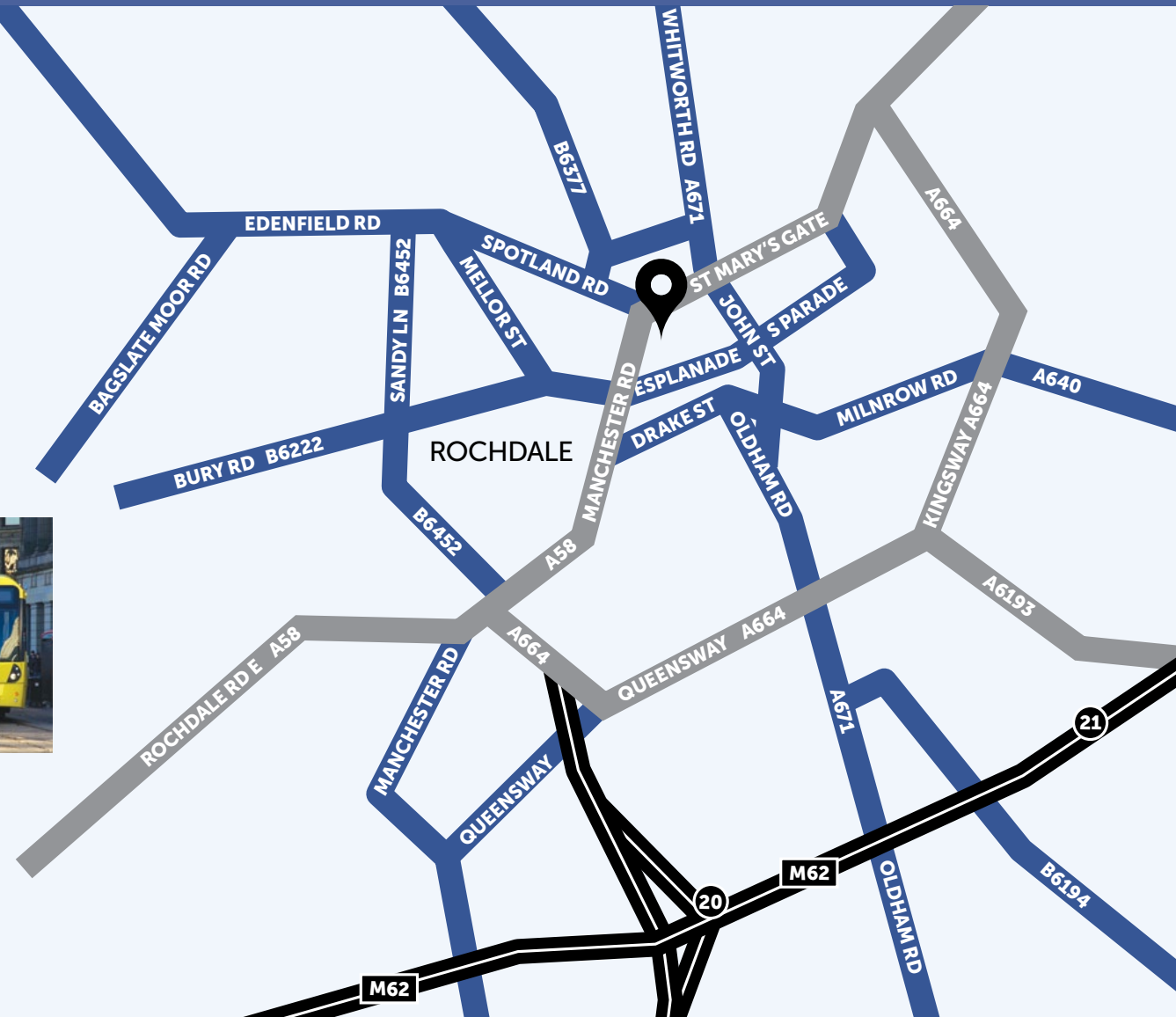
<b>Manchester</b>	12 miles	25 mins
<b>Leeds</b>	33 miles	40 mins
<b>Preston</b>	38 miles	45 mins
<b>Liverpool</b>	42 miles	50 mins



2014 has seen the completion of the Metrolink line to Rochdale, a 14 mile extension of the network running from Victoria through Oldham to the new public transport interchange in Rochdale Town Centre. The line now connects the town to Manchester City Centre, Altrincham, Bury, Didsbury, Droylsden and from 2015 to Manchester Airport.

There are several large car parks located within a 2 minute walk of the building including The Holme (permit holders only - 251 spaces), Bus Station multi-storey (545 spaces) and Town Hall Square (160 spaces).

SAT NAV OL16 1AN





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## ABOUT HURSTWOOD AND CRYSTAL

Hurstwood, along with sister company Crystal, is a Manchester based property investor and developer with a commercial property portfolio that can be found in over 100 locations from as far North as Lancaster to the Midlands and Wales.

Hurstwood and Crystal currently service over 500 commercial customers occupying a range of office suites, industrial estates, retail developments, leisure and medical facilities.



## CONTACT US

For further details or to arrange a viewing, please contact the joint letting agents:



### HURSTWOOD

Laura Wilbourn  
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### NOLAN REDSHAW

Paul Nolan  
Paul@nolanredshaw.co.uk



### MATTHEWS AND GOODMAN

Steve Brittle  
SBrittle@matthews-goodman.co.uk



## TERMS

The offices are available to let on terms to be agreed.

## LEGAL COSTS

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

## SERVICE CHARGE

A service charge will be levied to cover the costs of the landlord's outgoings.

## VAT

Please note that VAT is payable on all outgoings.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Design and photography: onsidecreative.co.uk Sept 2013