

# HOTPROPERTY



Booths Hall  
Booths Park  
Chelford Road  
Knutsford  
Cheshire  
WA16 8QZ

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<b>CLIENT</b>	<b>HENRY BOOT</b>
<b>PROJECT</b>	<b>REVISED MELLOR ST, ROCHDALE BROCHURE DESIGN</b>
<b>DATE</b>	<b>13.11.06</b>

# THE cornerhouse

THE

TO LET/FOR SALE

College Road/Mellor Street ROCHDALE

2,627 sq ft (244 sq m)  
to

11,324 sq ft (1052 sq m)  
net



# THE CORNERHOUSE

TO LET/FOR SALE

College Road/Mellor Street **ROCHDALE**

**LOCATION** - The proposed office building will occupy a high profile location on the corner of College Road and Mellor Street in Rochdale. The offices will benefit from easy access to local amenities, such as

the Asda food store, which is approximately 100m away.

In addition to this, the town's public transport network is nearby and the local motorway network is easily accessible, with the M62 being approximately 4 miles away.

**DESCRIPTION** - The offices will be constructed over ground and first floor providing approximately 11,324 sq ft (1052 sq m) (NIA) in total. The office will be developed with sufficient flexibility so as to allow subdivision on a floor by floor and wing by wing basis, therefore allowing requirements from approximately 2,627 sq ft (263 sq m) upwards to be accommodated. 27 car parking spaces are available with the building providing an excellent ratio of 1: 405 sq ft.

**SPECIFICATION** - The offices will benefit from the following specification:

- Suspended ceiling
- LG7 lighting
- Perimeter trunking
- Passenger lift
- DDA compliant

Please note comfort cooling can be fitted retrospectively to meet tenant's bespoke requirements.

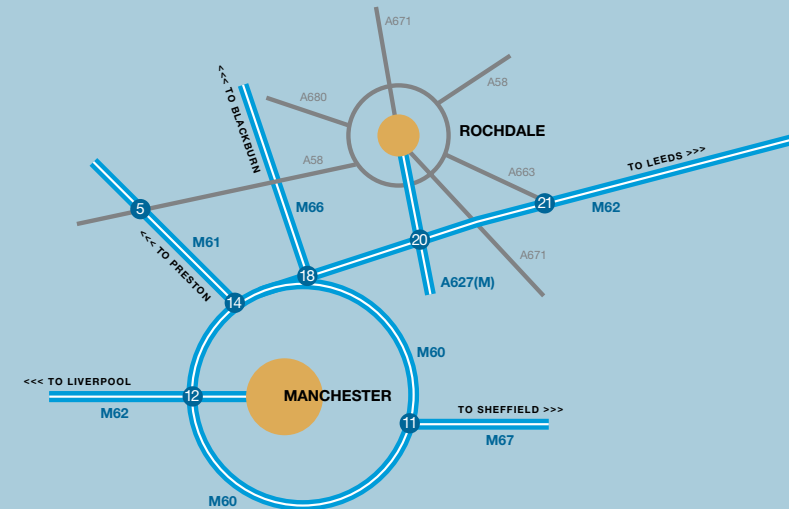
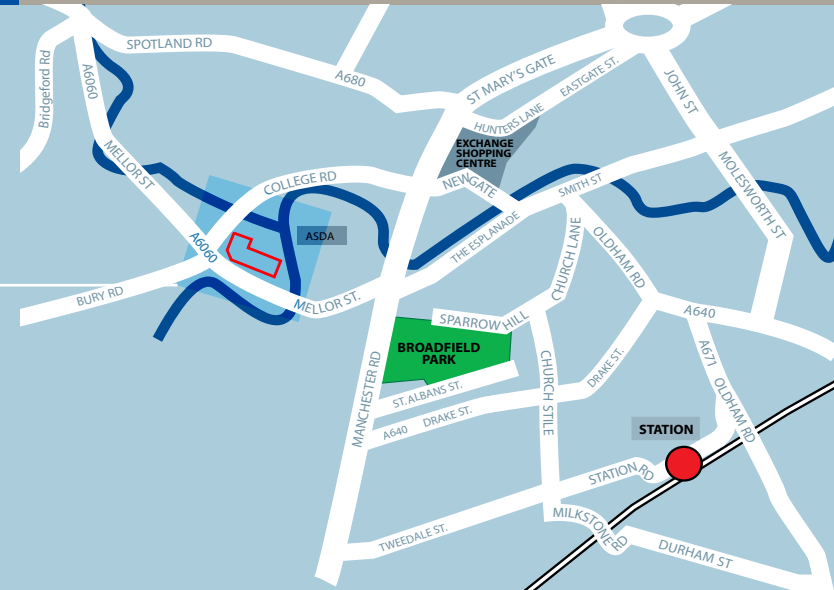
**TERMS** - The offices are available by way of a new effective full repairing and insuring lease for a term of years to be agreed. Alternatively the building is available for sale as a whole. For further information on rent/prices please contact the agents.

**VIEWING** - Strictly by appointment with the letting agents Matthews & Goodman or Savills:

Contact:

**Robert Peill** [rpeill@matthews-goodman.co.uk](mailto:rpeill@matthews-goodman.co.uk)  
0161 839 5515

**James Evans** [jevans@savills.com](mailto:jevans@savills.com)  
0161 236 8644



**SPACE (NIA)**

		SQ. FT.	SQ. M.
Ground Floor	Wing A	2,627	244
	Wing B	3,035	282
First Floor	Wing A	2,627	244
	Wing B	3,035	282
<b>Total</b>		<b>11,324</b>	<b>1,052</b>

**Henry Boot**

DEVELOPMENTS

[www.henrybootdevelopments.co.uk](http://www.henrybootdevelopments.co.uk)

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