



## Metier House

133 Manchester Road, Rochdale  
OL11 4JG

Ground Floor office premises  
164.90 SQM (1,775 SQFT)

**£Rent** on application

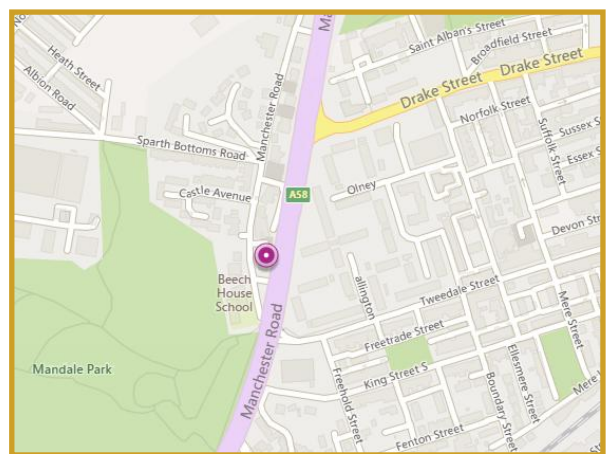
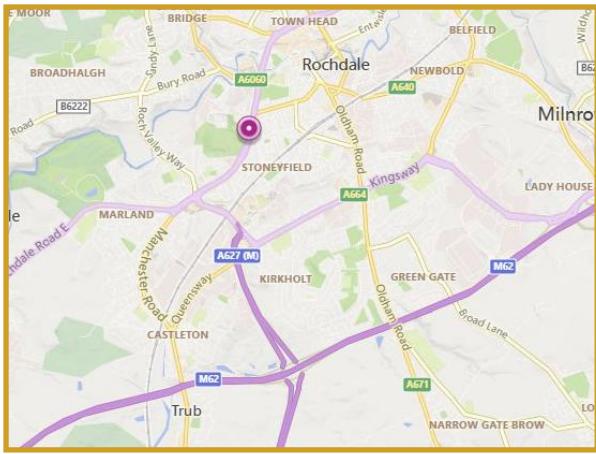
- High quality office accommodation
- DDA compliant
- Excellent connectivity to regional motorway network

# To Let

**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)



### Location

The property occupies a prominent position at the junction of two roads, both known as Manchester Road. It fronts the Manchester Road (A58) dual carriageway to the east, a key arterial route offering convenient access to the regional motorway network via the A627(M) and M62. The surrounding area is predominantly commercial in character, comprising offices, municipal buildings, and retail premises.

### Description

The subject property comprises a detached, two-storey purpose-built office building with the benefit of enclosed onsite parking. The accommodation provides well presented office space arranged as open plan offices, together with a kitchen and WC.

### Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will been tested prior to completion

### Accommodation

The property provides an overall size of 1,775 sqft comprising open plan office space, 2<sup>nd</sup> open plan office space, managers office & kitchen.

### Rating

We have identified the property on the 2023 Rating List with the following rating assessment.

	Rateable Value	Estimated Rates Payable
Office & Premises	£26,000	£12,974 p.a.

We note this assessment is for the whole building which includes the subject space and an equal sized 1<sup>st</sup> floor suite. The property will therefore require to be reassessed into 2 rateable entities. Interested parties should make their own enquiries regarding potential rates liability.

### Tenure

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

### Rental

On application.

### Service Charge

A service charge will apply to reflect any shared services between occupiers of the building. Further information can be provided upon application.

### VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

### Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

### EPC

The property has an Energy Performance Certificate with a rating of D-84. The Certificate and Recommendation Report can be made available on request.

### Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

### Subject to Contract

Ref: AG0855 Jan 2026

10 Beecham Court,  
Wigan, WN3 6PR

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