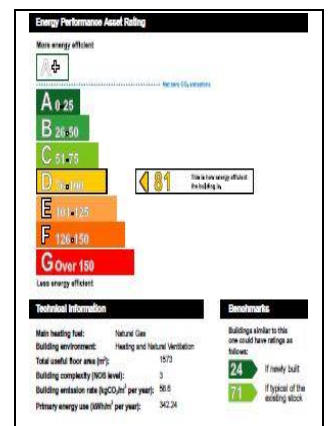


## Offices At The Old Courthouse , Chapel Street, Dukinfield, SK16 4DT



- Attractive Period Building
- Individual Offices To Let
- On Site Car Park and Adjacent Public Car Park
- Office 1B 9.29 sq m (100 sq ft)
- Office 5J 12.44 sq m (134 sq ft)
- Office 5K 11.98 sq m (129 sq ft)
- Close to Dukinfield Town Hall



**LOCATION**

The Old Courthouse is situated at the junction of Chapel Street and Brunswick Street, just off King Street (A627) in the centre of Dukinfield and just behind Dukinfield Town Hall. It is within easy reach of junctions on both the M67 & M60 motorways and is also close to the centres of Ashton under Lyne and Hyde on the eastern side of Greater Manchester.

**DESCRIPTION**

The property is a former Prison turned Magistrates Court, originally built circa 1903 but, converted and refurbished in 2001 to create a comfortable and well specified office building. The building is divided into a number of office suites with additional smaller offices and some storage facilities. Each office suite is cabled to a central communications room and IT and telecom facilities are available to tenants, and there is both on site and on street parking. The whole site is approximately 0.43 acres / 0.17 Ha.

**ACCOMMODATION**

The property has been measured in accordance with the RICS Property Measurement Professional Statement (IPMS 3) and the net/gross internal floor areas are as follows:

Office 1b	9.29 sq m	100 sq ft
Office 5j	12.44 sq m	134 sq ft
Office 5k	11.98 sq m	129 sq ft
<b>Total</b>	<b>33.71 sq m</b>	<b>363 sq ft</b>

**SERVICES**

We understand that all mains services are available to the property. Prospective tenants should make their own enquiries to satisfy themselves.

**TERMS**

The property is available for a term to be agreed on an effective full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

**RENT**

Office 1b	£3,600 per annum
Office 5j	£4,200 per annum
Office 5k	£3,600 per annum

**SERVICE CHARGE**

The service charges are included in the rent and include lighting and heating.

**LEGAL COSTS**

The landlord will provide a lease.

**LANDLORD & TENANT ACT 1954**

The lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

**BUSINESS RATES**

We understand that the property currently has multiple rating assessments and further information is available either from Tameside MBC or the Valuation Office Agency. The Tenants are responsible for the payment of business rates with the Landlord only responsible for business rates for common areas.

**LOCAL AUTHORITY**

Tameside MBC, Council Offices, Wellington Street, Ashton under Lyne, OL6 6DL.

(t) 0161 342 8355 (w) [www.tameside.gov.uk](http://www.tameside.gov.uk)

**VAT**

We are informed that VAT is not payable in addition to the rent quoted.

**VIEWING**

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

**NOTE:**

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at [www.bpf.org.uk](http://www.bpf.org.uk)

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A555 October 18