



**Tenure**  
Freehold.

**Location**  
Middleton (population 45,580) is a town within the Borough of Rochdale, Greater Manchester, located approximately 4.7 miles south of Rochdale and 5.1 miles north of Manchester city centre, at the junction of the M62, M60 and M66 motorways.  
The property is situated on Oldham Road (A669) which provides access to both Junction 20 of the M60, some 2 miles to the south-west, and Junction 19 of the M62, some 3.5 miles to the north-west.

**Description**  
The property is arranged on ground and five upper floors to provide office accommodation which benefits from a lift and extensive surface parking.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Viewings**  
Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 106 Middleton**

**Energy Performance Certificate**  
EPC Rating 70 Band C (copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Pennine Care NHS Foundation Trust (former PCT) (1)	Ground Floor 300.15 sq m (3,231 sq ft)	10 years from 25.03.2013 Rent review every 5th year (upward only) FR & I Tenant's break clause on 3rd, 6th and 9th anniversaries	£24,855 p.a.	25.03.2018
First Floor	Pennine Care NHS Foundation Trust (former PCT) (1)	First Floor 300.35 sq m (3,233 sq ft)	10 years from 25.03.2013 Rent review every 5th year (upward only) FR & I Tenant's break clause on 3rd, 6th and 9th anniversaries	£24,855 p.a.	25.03.2018
Second Floor	Pennine Care NHS Foundation Trust (former PCT) (1)	Second Floor 300.35 sq m (3,233 sq ft)	10 years from 25.03.2013 Rent review every 5th year (upward only) FR & I Tenant's break clause on 3rd, 6th and 9th anniversaries	£24,855 p.a.	25.03.2018
Third Floor	Vacant	Third Floor 300.35 sq m (3,233 sq ft)			
Fourth Floor	Vacant	Fourth Floor 300.35 sq m (3,233 sq ft)			
Fifth Floor	Vacant	Fifth Floor 300.35 sq m (3,233 sq ft)			
Rooftop	Everything Everywhere Limited	Rooftop Mast	12 years from 20th June 2005. Rent review every 3rd year There is a mutual option to determine the lease in 2015	£12,250 p.a.	Review 2014

(1) The Pennine Care NHS Foundation Trust provides mental health and community services in Stockport, Tameside, Glossop and Trafford. [www.penninecare.nhs.uk](http://www.penninecare.nhs.uk)

**Totals 1,801.9 sq m 19,396 sq ft**

**Total £86,815 p.a.**

## Middleton London House Oldham Road Greater Manchester M24 2FA

- **Substantial Freehold Office Investment**
- Majority let on a new 10 year lease to Pennine Care NHS Foundation Trust
- Comprises offices over six floors of 1,801.9 sq m (19,396 sq ft) in total
- 901sq m (9,699 sq ft) Vacant
- Rent Reviews from 2014
- Total Current Rents Reserved

**£86,815 pa**

**FIVE WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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