HURSTWOOD HOLDINGS

HAFLEY COURT, BUCKLEY ROAD
ROCHDALE, OL12 9DJ

More Details

View Video Tour



MODERN OFFICE ACCOMMODATION

HURSTWOOD HOLDINGS

SUMMARY

- Modern Office Accommodation
- Break Out/ Meeting Room Facilities
- Large & Highly Customizable Floorplates
- Generous parking provisions
- Well connected site

DESCRIPTION

Hafley Court is a modern, purpose-built office block, currently offering a newly refurbished business centre. These suites feature raised access floors, LED lighting, efficient air cooling, and Cat 2 suspended ceilings. With fully gated parking and secure access, it's an ideal location for modern businesses seeking flexibility and visibility.



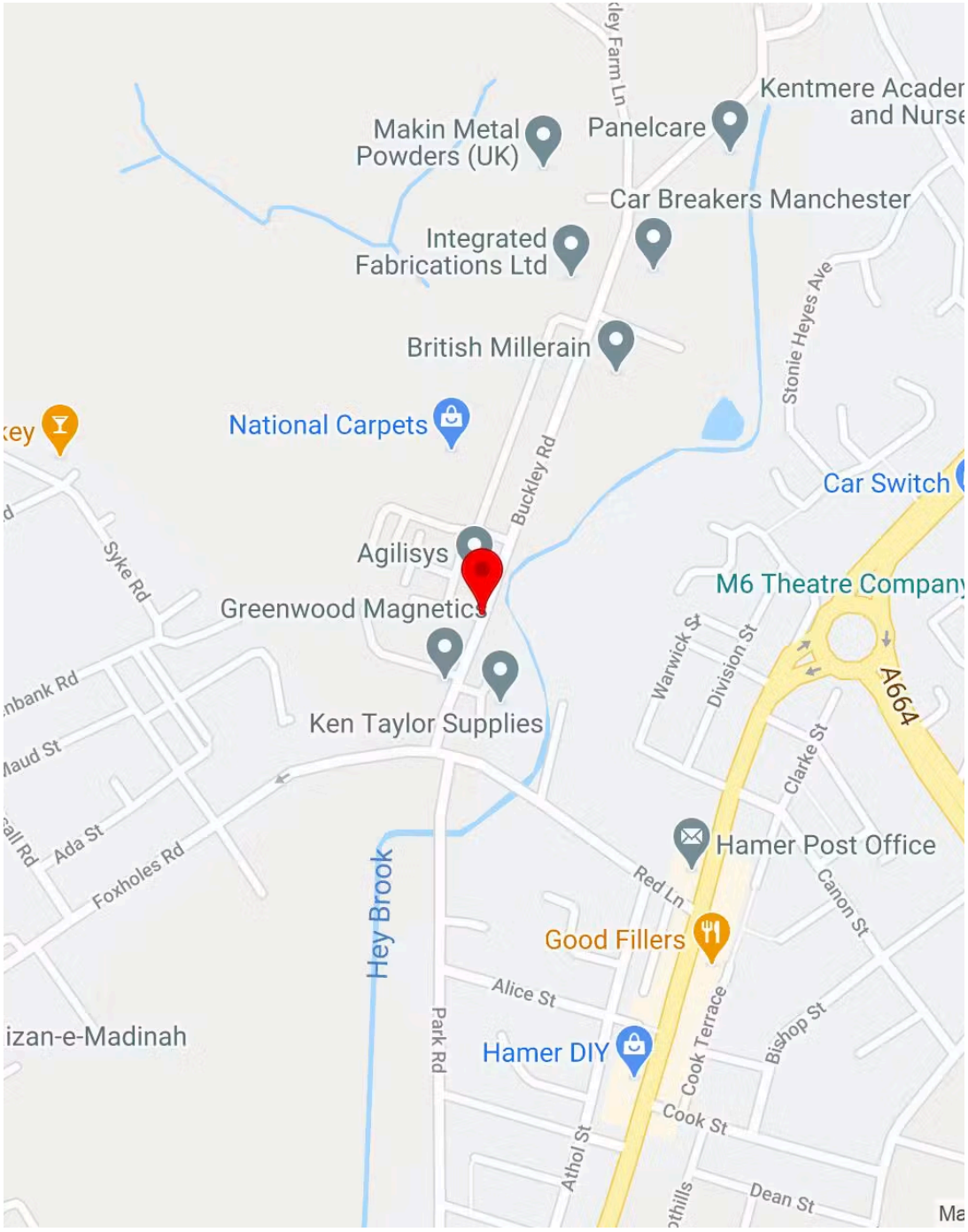


LOCATION

Hafley Court is located on a self contained site directly on Buckley Road, close to its junction with Park Road and Yorkshire Street (A58). The area is a mixed use area with a number of commercial occupiers within close proximity.

Rochdale is a major market town located approximately 11 miles from Manchester City Centre.

Rochdale benefits from excellent transport links with direct access to the Transpennine M62 Motorway. Both the M66 and M60 (Manchester Orbital) are within 15 minutes drive providing access to the national motorway network. Metrolink services direct to Manchester and other destinations can be accessed in Rochdale.



Hafley Court









Hafley Court



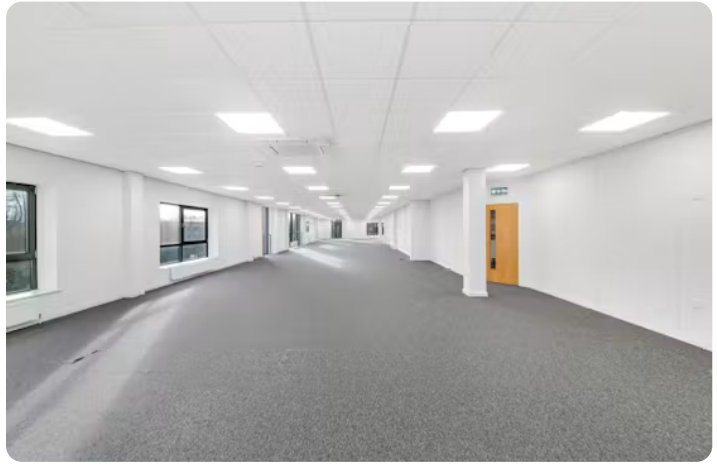


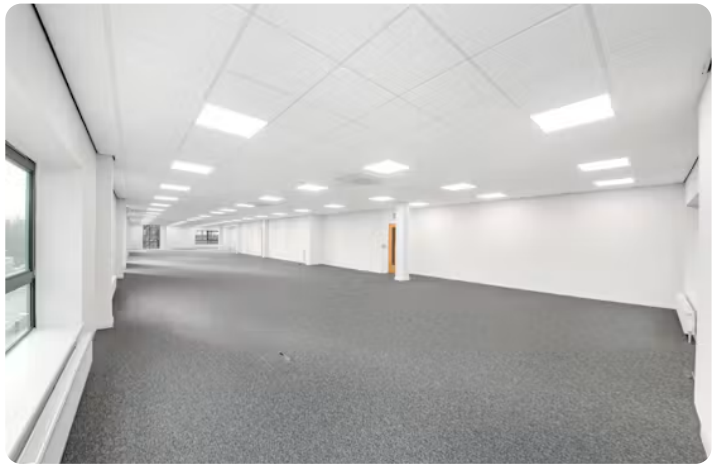














AVAILABILITY

FLOOR/UNIT	DESCRIPTION	SIZE	RENT	SERVICE CHARGE
2nd	Entire 2nd Floor	4,281 sq ft	£4,102 /month	£1,784 /month
3rd	Suite 1	915 sq ft	£1,220 /month	£231 /month
3rd	Suite 5	527 sq ft	£879 /month	£132 /month
3rd	Suite 6	549 sq ft	£915 /month	£138 /month
3rd	Suite 7	258 sq ft	£430 /month	£65 /month
Ground	Suite 5	323 sq ft	£512 /month	£81 /month

OVERVIEW

The property consists of a purpose built office block set out on Ground and 3 Upper Floors with composite cladding elevations surmounted by a pitch profile steel roof. The external windows have powder coated aluminium frames and are double glazed. Internally, the property is set out to a high specification including: - Heating via hot water radiator system - Air cooling - LED lighting - Tegular tiled suspended ceilings - Fully raised access floors with an ample provision of floor boxes - Quality carpet finish - CCTV - Single 8 person passenger lift - Fully secured and gated site - Male, female and disabled toilet facilities on each floor

VAT

Is applicable, full details on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

EPC

D (88)

TO ARRANGE A VIEWING, PLEASE CONTACT



Constantine Thanopoulos
0161 220 1999 | 07718884764
constantine.thanopoulos@hurstwoodholdings.com



Raphael Goldberg
0161 220 1999 | 07795575613
Raphael.Goldberg@hurstwoodholdings.com



MODERN OFFICE ACCOMMODATION

HURSTWOOD
HOLDINGS

HURSTWOOD HOLDINGS

ALL INCLUSIVE RENT FROM £367 PER MONTH

GRADE A BUSINESS CENTRE COMING SOON

TO LET

SELF-CONTAINED PURPOSE BUILT OFFICE BLOCK OFFERING SMALL SUITES & FULL FLOORS

200 TO 8,562 SQ FT

[18.5 TO 795.4 SQ M]



- MODERN OFFICE ACCOMMODATION
- BREAK OUT / MEETING ROOM FACILITIES
- DIRECT ACCESS TO THE J20 M62 MOTORWAY
- M66 AND M60 WITHIN 15 MINUTES DRIVE
- EXCELLENT PARKING

ENTER >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

HURSTWOOD
HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

QUALITY OFFICES IN ROCHDALE

The property consists of a purpose built office block on Ground and 3 Upper Floors with composite cladding elevations surmounted by a profile steel roof. The external windows have powder coated aluminium frames and are double glazed.

The suites have been newly refurbished to a high specification: newly decorated with new LED lights and carpets.

The ground floor has been transformed into a brand new Grade A business Centre officering suites from 200-750sqft with combination options available.

The suites are finished to a high standard and the business centre includes additional meeting rooms and break out/amenity space.



Internally, the property is set out to a high specification including:

- HOT WATER RADIATOR SYSTEM
- AIR COOLING
- LED LIGHTING
- SUSPENDED CEILINGS
- RAISED ACCESS FLOORS
- QUALITY CARPET
- CCTV
- 8 PERSON LIFT
- SECURE GATED SITE
- TOILETS ON EACH FLOOR

HURSTWOOD HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

LOCATION

Hafley Court is located on a self contained site directly on Buckley Road, close to its junction with Park Road and Yorkshire Street (A58). The area is a mixed use area with a number of commercial occupiers within close proximity.

Hafley Court is located 5 mins away from local amenities including Kingsway Retail Park, home to occupiers such as Greggs, Subway, McDonalds and Morrisons. Both Rochdale Town Centre Tram Stop and Smithy Bridge Tram Stop are located within 1.2 miles of the site.

Rochdale is a major market town located approximately 11 miles from Manchester City Centre.

Rochdale benefits from excellent transport links with direct access to the Transpennine M62 Motorway. Both the M66 and M60 (Manchester Orbital) are within 15 minutes drive providing access to the national motorway network. Metrolink services direct to Manchester and other destinations can be accessed in Rochdale.

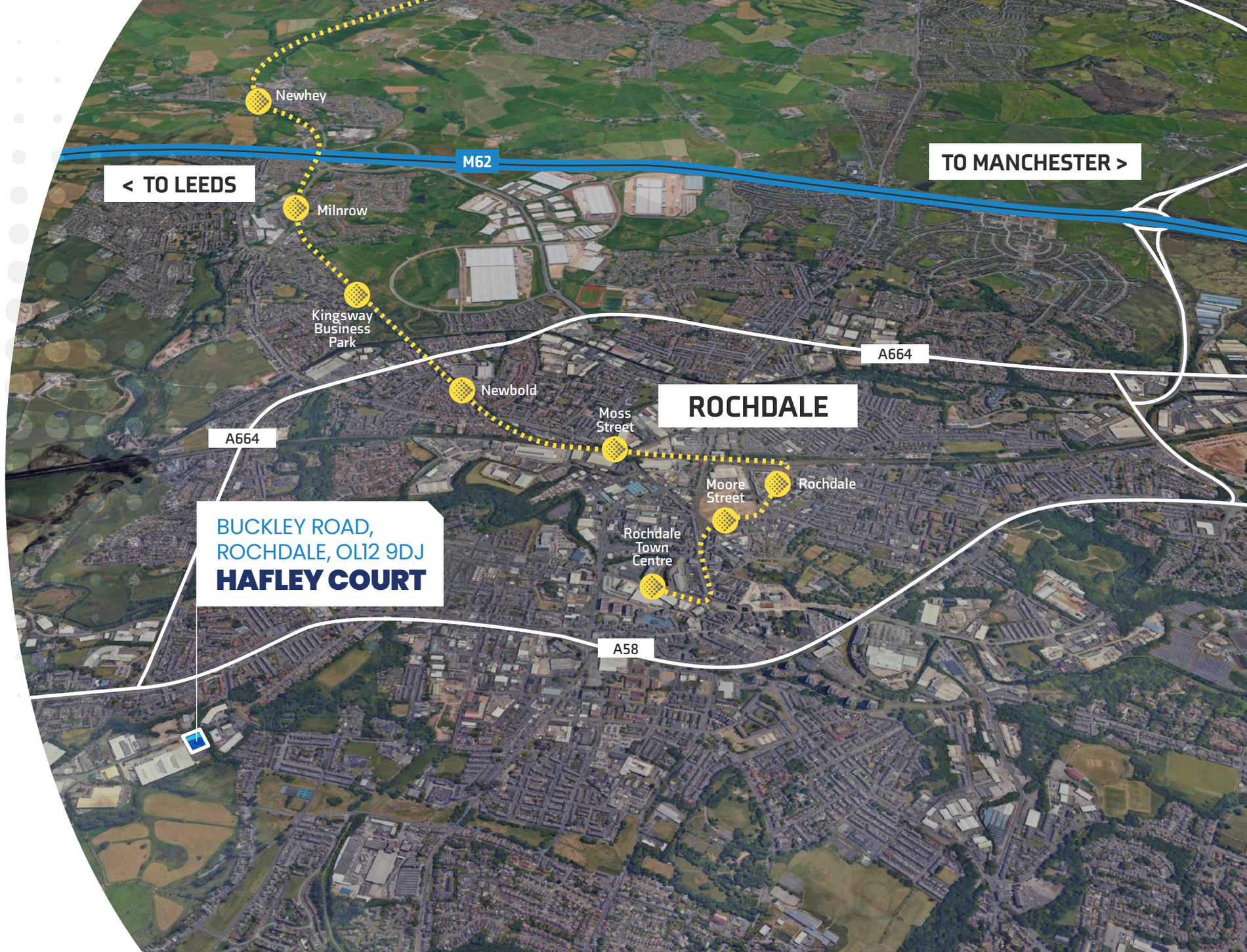


HURSTWOOD HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT



HURSTWOOD HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT



PARKING RATIO 1:225

SITUATION

Hafley Court is located on a self-contained site directly on Buckley Road, close to its junction with Park Road and Yorkshire Street.



HURSTWOOD HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT



HIGH SPECIFICATION ACCOMMODATION





HURSTWOOD
HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
BUSINESS CENTRE >>>
TERMS >>>
ENQUIRIES >>>

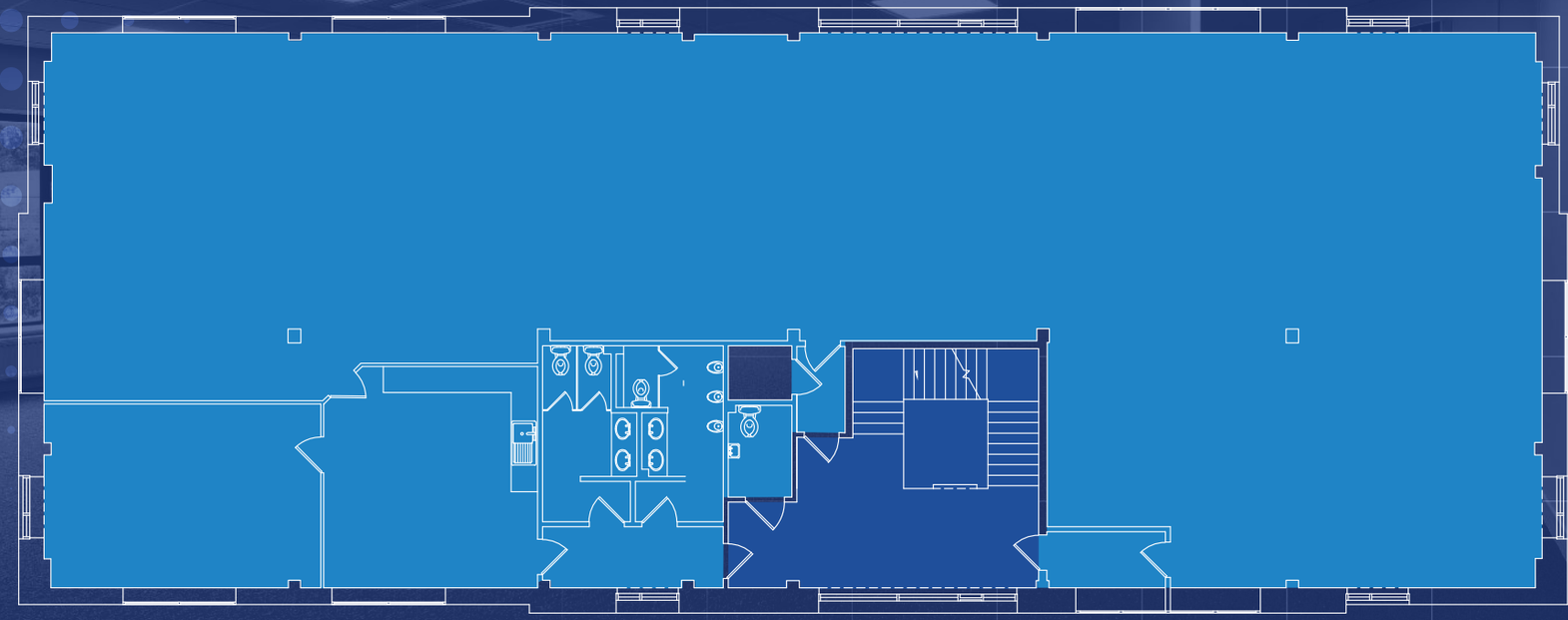
BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

ACCOMMODATION

TYPICAL FLOORS

	Size (Sq Ft)	Rent p.a.	Service charge p.a.
Typical Floor	4,281	£49,224	£21,405



First Floor

HURSTWOOD HOLDINGS

ALL INCLUSIVE RENT FROM £367 PER MONTH

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
BUSINESS CENTRE >>>
TERMS >>>
ENQUIRIES >>>

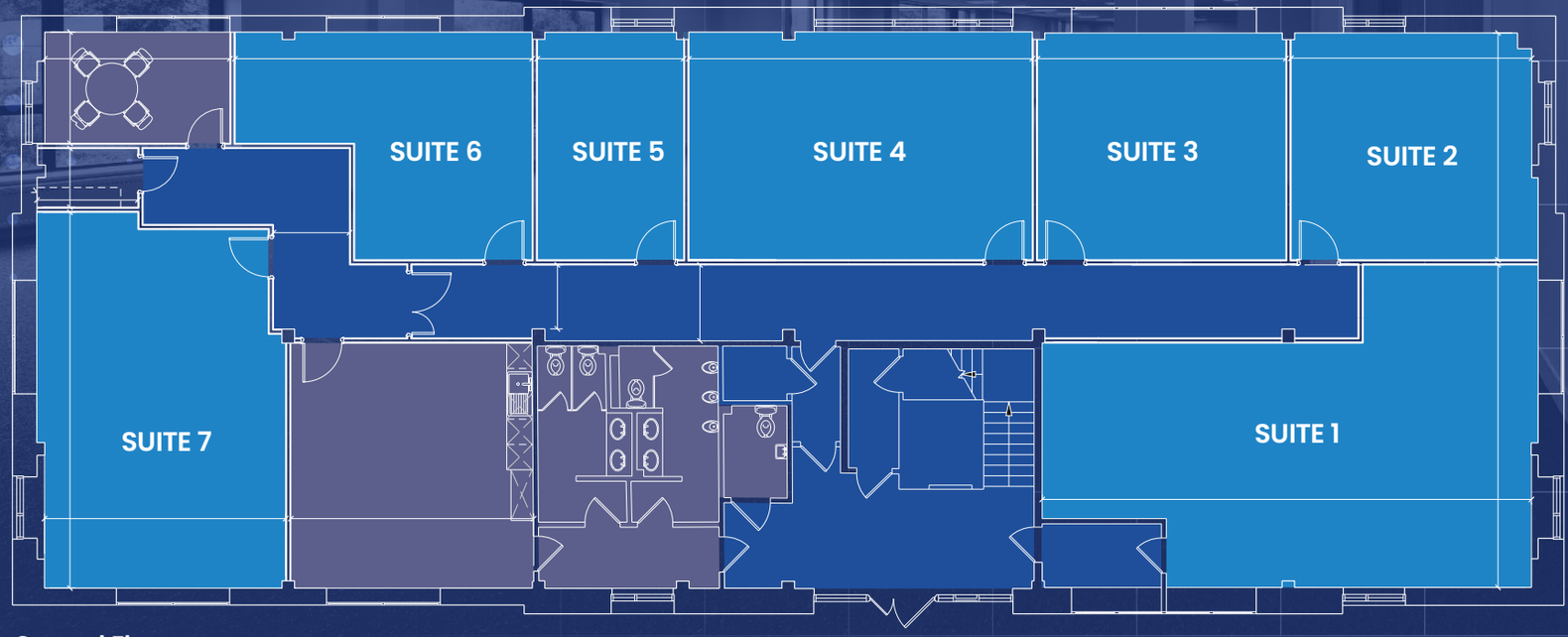
BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

ACCOMMODATION

BUSINESS CENTRE

	Size (Sq Ft)	Rent p.a.	Rent (PSF)	Utilities p.a.	Total	Total per Month
Suite 1	753	£13,554	£18	£1,506	£15,060	£1,255
Suite 2	334	£6,680	£20	£668	£7,348	£612
Suite 3	344	£6,880	£20	£688	£7,568	£631
Suite 4	474	£9,006	£19	£948	£9,954	£830
Suite 5	200	£4,000	£20	£400	£4,400	£367
Suite 6	323	£6,460	£20	£646	£7,106	£592
Suite 7	527	£10,013	£19	£1,054	£11,067	£922



Ground Floor

HURSTWOOD
HOLDINGS

DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

TERMS

RENT

Starting from £370 per month all inclusive.

VAT

Is applicable, full details on request.

EPC

On request.

TENURE

TO LET

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

BUSINESS RATES

Upon Enquiry



HURSTWOOD HOLDINGS



DESCRIPTION >>>
LOCATION >>>
AERIAL >>>
SITUATION >>>
GALLERY >>>
ACCOMMODATION >>>
TERMS >>>
ENQUIRIES >>>

BUCKLEY ROAD, ROCHDALE, OL12 9DJ

HAFLEY COURT

ENQUIRIES

OWNED AND MANAGED BY

For enquiries, please contact:

CONSTANTINE THANOPOULOS
07718 884 764
constantine.thanopoulos@hurstwoodholdings.com

RAPHAEL GOLDBERG
07795 575 613
raphael.goldberg@hurstwoodholdings.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Published February 2026.

Joint agent details:

Nolan Real Estate

Harry Bowers
Director
M: 07468 860068
E: harry@nolanrealestate.co.uk

Lambert Smith Hampton

Adam Robson
Director - Transactional Services
M: 07990 527356
E: ARobson@lsh.co.uk