

# OFFICE SPACE

# SUITE No 1



- Serviced Offices.
- Refurbished.
- LED Lighting
- Air conditioning.
- Next to M67.
- Excellent rates.
- Board room facilities.
- Secure car parking.
- From a 1 desk office to a 30 desk suite available.



**Orient Holdings Ltd**  
**Orient House**  
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**Licence Fee:**

Includes: Rent, Service Charge, Building Insurance and Water Usage.

Cost: £40.00 Per Week Including VAT

**Length of licence Agreement**

Minimum twelve months.

**Deposit:**

One months rent (Vat Exempt).

**Business rates:**

The licensee is to pay the business rates directly to Tameside, If you do not have another office in the UK you will be entitled to 100% business rates relief.

**Surface highway and waste water drainage rates:**

The licensee is to pay the above rates directly to United Utilities. Cost £116.38

**Car Parking :**

No car park space.

**Heating & Cooling :**

The office is fitted with an air conditioning / climate control unit which heats and cools the office.

**Electricity Usage**

Electricity is calculated by of sub meter and recharge monthly in arrears.

**Office Furniture**

Office furniture can be provided on a rental basis. P.O.A.

**General Information :**

What does the service charge include?:-

Cleaning of all communal areas i.e. Kitchen, Toilets, corridors, stairwell etc.

Cleaning of windows - externally only.

Maintaining communal lighting and electrical usage.

Maintaining the car park and gardens.

Maintaining the electric gates.

Maintaining the access control system.

**Permitted Access:**

The premises can be accessed 365 days a year, however the communal utility costs are calculated on a forty hour working week, we take a fair and reasonable approach on this matter, If a licensee starts to occupy the office for more than the forty hours regularly, or start to work at the weekend then there may be a small increase to cover communal utility costs.



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