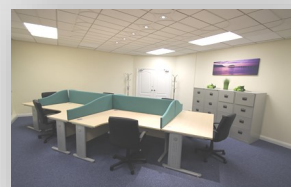


# OFFICE SPACE

## SUITE No 14



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



**Orient Holdings Ltd**  
**Orient House**  
**Tel: 0161 368 8111**  
**sales@orientholdings.com**  
**www.orientholdings.com**

### **Licence Fee**

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

Cost: £45.00 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**

One 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.

### **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 would be a small increase to cover utility costs.



Orient Holdings Ltd

Orient House

Newton Street

Hyde

Cheshire

SK14 4RY