

SUITE 6, THE PAVILIONS, BRIDGE HALL LANE, (OFF JUNCTION 2 OF THE M66), BURY, BL9 7NX



2,770 Sq Ft (257.4 Sq M)

- **FULLY CARPETED**
- **ON SITE CCTV**
- **KITCHEN AND WC'S**
- **CAR PARKING**



0161 763 0828



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LOCATION

The office is situated in an accessible location on Bridge Hall Lane, close to Junction 2 of the M66 motorway and within 3 miles of Junction 18 of the M60 motorway. Bury town centre is 2 miles to the North West and the centre of Manchester is less than 8 miles to the South.

The locality benefits from a B&Q depot and Burger King.

DESCRIPTION

The property is a two-storey, traditionally constructed office with the following specifications:

- * Powder coated, aluminium, double glazed units.
- * Fully carpeted.
- * Suspended ceiling with Cat 2 lighting.
- * Cat 5 trunking.
- * On-site CCTV.
- * Perimeter fencing.
- * Gated entrance.
- * Kitchen and WC's.
- * Car parking.

ACCOMMODATION

	Sq. Ft	Sq. M
Ground Floor	1,418	131.8
First Floor	1,351	125.6
Total Area	2,770	257.4

(Measurements to be confirmed)

RENTAL

£36,250, plus VAT.

SERVICE CHARGE

The Service Charge is payable at £4,002 per annum, plus VAT.

CAR PARKING

Parking spaces are available.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The premises have a rateable value of £23,500 per annum.

EPC

An Energy Performance Certificate has been prepared and can be made available on request.

VIEWING

Strictly by appointment with the sole Agent, Nolan Redshaw.

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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