

## TO LET

# SUITE 16, LIMEFIELD BROW, BURY, GREATER MANCHESTER, BL9 6QS



### 390 Sq Ft (36.23 Sq M)

- NEWLY REFURBISHED OFFICE ACCOMMODATION
- CLOSE TO BURY TOWN CENTRE & M66
- CAR PARKING AVAILABLE









#### **LOCATION**

The premises are located on Limefield Brow, off Walmersley Road (A56), approximately 2 miles north of Bury town centre and approximately 1 mile south of Junction 1 of the M66 motorway.

#### **DESCRIPTION**

The second floor accommodation comprises two separate office suites, split from a main office. The offices benefit from suspended ceilings, carpets throughout and also full double glazed window units.

The WC facilities are communal and are accessed from the landing. The accommodation benefits from a gas central heating system.

#### **ACCOMMODATION**

Total Area	390 Sq Ft	36.23 Sq M
(Measurements to be confirmed)		

#### **RENTAL**

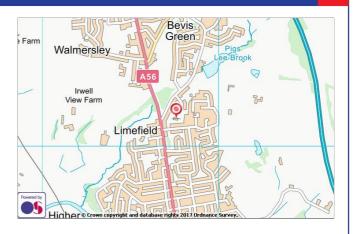
£5,000 per annum.

#### **LEGAL FEES**

Each party to be responsible for their own legal fees.

#### **RATES**

The premises are described as "Offices and Premises" and have an adopted rateable value of £1,550. However, there is currently a 100% business rates relief on this suite, up until April 2016.



#### **VAT**

Rents, where quoted, are exclusive of, but may be liable to, VAT.

#### **VIEWING**

Strictly by appointment with the sole agents, NOLAN REDSHAW.

Contact: Jonathan Pickles Tel: 0161 763 0825

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