

TO LET

Refurbished Office Suite

2,795 sq ft (259.66 sq m)



- **Superbly located just off Junction 2, M66**
- **Functional office space**
- **On-site car parking**

**Bridge House, Bury New Road, Heap
Bridge, Bury, BL9 7HT**

SITUATION

Bridge House is situated in a prominent main road position at Heap Bridge, Bury, close to Junction 2 of the M66 motorway, which leads to the M60 Manchester orbital motorway and the M62.

DESCRIPTION

An impressive four storey building, fronting Bury New Road, with on-site car parking to the rear.

The offices benefit from a shared reception, with a lift serving all floors. The suites are open plan, which can easily be re-arranged with internal lightweight partitioning.

ACCOMMODATION

	Sq m	Sq ft
Second floor	259.66	2,795

PARKING

On-site car parking is available. It may be possible to provide additional car parking on an adjacent site, subject to separate negotiation.

TERMS

The offices are offered by way of new, full repairing and insuring leases for a length of term to be agreed.

RENTAL

On application

BUSINESS RATES

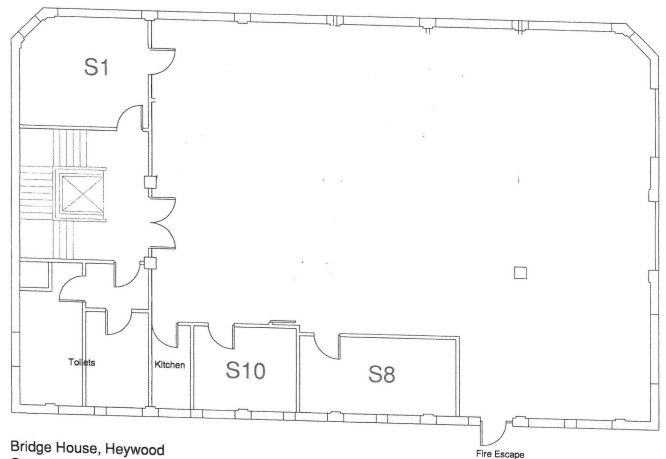
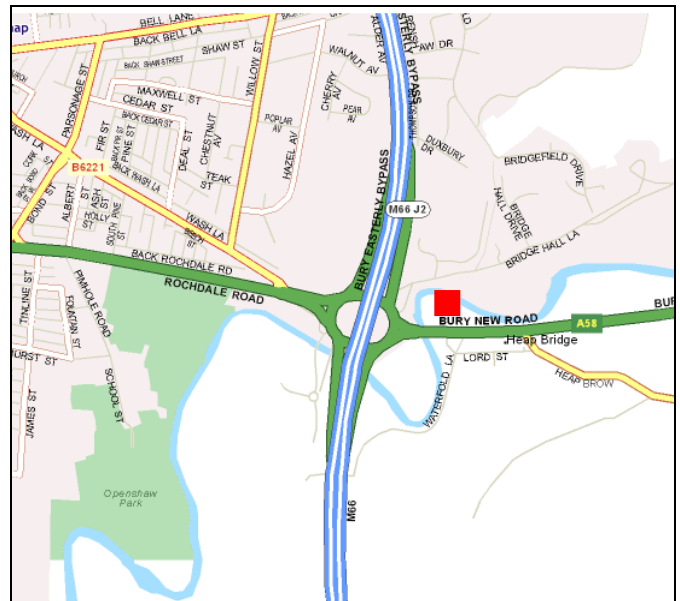
The in-going tenant will be responsible for business rates levied on the demised premises.

VAT

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

EPC

An Energy Performance Certificate can be made available on request.



VIEWING

By appointment with the sole agent, NOLAN REDSHAW

Contact: Andrew Ashworth
 Email: andrew@nolanredshaw.co.uk
 Tel: 0161 763 0821

Haweswater House, Waterfold Business Park, Bury, BL9 7BR
 Tel: 0161 763 0828 Fax: 0161 763 0829 Website: www.nolanredshaw.co.uk

