



AVAILABLE TO LET

9B Bridge Street

9B Bridge Street, Ramsbottom, Greater Manchester BL0 9AD

NEWLY REFURBISHED OFFICE SPACE IN THE HEART OF
RAMSBOTTOM. 1281 sq ft (119 sq m).

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This newly refurbished property is being offered FULLY FURNISHED AND IS READY TO MOVE IN. The property is set over two floors.

Access is by ground floor entrance on Bridge Street, with internal staircase leading to the first floor.

The first floor consists of a large reception area, 2 front facing offices (one currently set up as a board room). and the second office been a 4 workstation office space.

Also located on the first floor is the staff kitchen, WC's and access to a external steel mezzanine seating area which also provides a fair-weather coffee time break out area.

A further returning staircase leads to the second floor loft style office area with space for up to 12 workstations. Featuring beams, velux skylights, CAT 5 cabling, LED lighting and alarm.

The building faces the junction with Railway Street, adjacent to the East

Lancashire Railway station providing excellent visibility and brand awareness for your business.

Rent	£16,000 per annum
Rates detail	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Rateable value	£8,400
Building type	Office
Planning class	B1
Size	1,281 Sq ft
VAT charges	We understand the property is except from VAT.
EPC certificate	Available on request

For more information please visit:
<http://example.org/m/43757-9-bridge-street-9b-bridge-street>



RAMSBOTTOM TOWN CENTRE.

EXTERNAL MEZZANINE SEATING AREA.

SELF CONTAINED

FULLY FURNISHED AND IS READY TO MOVE IN.

CAT 5 CABLING



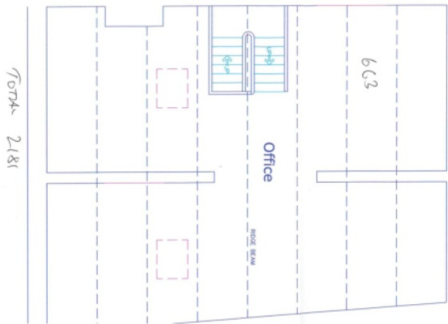
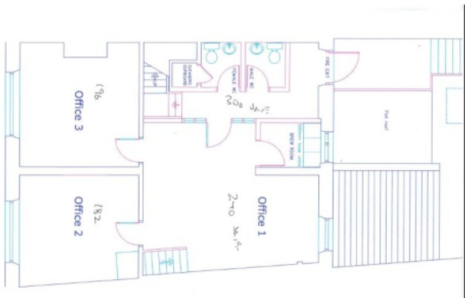
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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Status
Office/Reception	First Floor	240	Available
Office 1	First Floor	197	Available
Office 2	First Floor	168	Available
Office	Second Floor	663	Available
Total		1,268	



Transport	Opposite East Lancs Railway station, Ramsbottom
Airports	Manchester 20.4m, Leeds Bradford 30.7m, Liverpool 30.9m
National rail	Entwistle 4.1m, Bromley Cross 4.6m, Hall i' th' Wood 5.3m
Amenities	On your door step.
Estimated rates	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
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Notes:

Pearsonferrier Commercial	
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Quote reference: RENT-43757

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