

SUITE 9, 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
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(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

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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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