

MAPLE HOUSE, HAYMARKET STREET, BURY, BL9 0AR



2,323 - 4,646 Sq Ft (215.81 - 431.61 Sq M)

- **TOWN CENTRE LOCATION FACING METROLINK STATION**
- **LIFT TO ALL FLOORS**
- **RE-DECORATED**



LOCATION

The premises are prominently located on Haymarket Street in the Bury Town Centre. The premises have excellent public transport links being located directly opposite the Metrolink and Bus interchange. The location of Maple house provides easy access to the towns shopping core and all town centre amenities.

Haymarket Street is accessed directly from Angouleme Way (A58), part of the Bury ring road. Access to the motorway network is approximately 1 mile to the east of Maple house at Junction 2 of the M66 which provides excellent access to the local and national motorway networks.

DESCRIPTION

Maple House comprises a modern 4 storey office building. The 2nd and 3rd floors have a mix of open plan and cellular offices along with kitchen and storage areas. There are male and female toilet facilities and the premises benefit from a 6 person lift to all floors.

ACCOMMODATION

2nd Floor	2,323 sq ft	215.81 sq m
3rd Floor	2,323 sq ft	215.81 sq m
Total Area	4,646 Sq Ft	431.62 Sq M

(Measurements to be confirmed)

RENTAL

£19,700 per floor, per annum exclusive.

LEASE TERMS

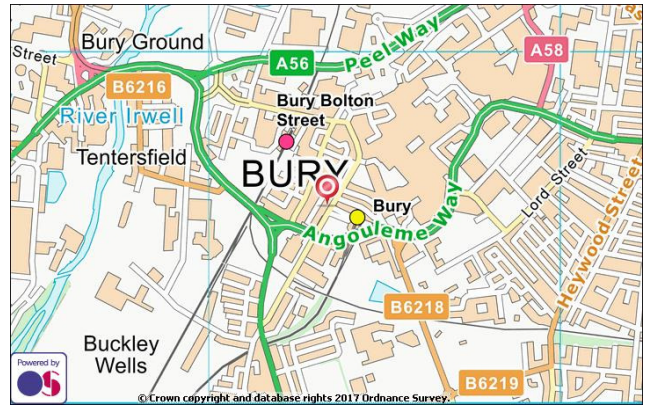
New leases are available on terms to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The two floors are assessed at a rateable value of £17,000 per floor.



SERVICE CHARGE

A service charge will be levied to cover maintenance of common areas including heating and cleaning.

VAT

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

EPC

An EPC can be provided in due course.

VIEWING

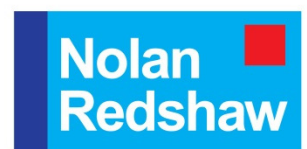
By appointment with the sole agent, Nolan Redshaw:

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

Contact: Paul Nolan
Tel: 0161 763 022
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