



AVAILABLE TO LET

7 Lodge Street

7 Lodge Street, Bury, Greater Manchester BL0 9AW

Modern Office Space Available To Rent On The Outskirts Of
Ramsbottom!

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IDEAL PREMISES FOR YOUNG PROFESSIONALS

The premises is a smart and prominent two storey building mid-way located within walking distance of the vibrant Ramsbottom centre.

The accommodation comprises office space over two floors. The space itself has been renovated and modernised to a very high standard. The fit out includes exposed brickwork, gas central heating, powered internet ports and laminate flooring throughout.

The premises is being offered with gas and electrics included. However tenants will be responsible for business rates if applicable.

Please note the following Tenant Charges apply: The tenant set up charges associated with this property are £300 inclusive of VAT (£250 + VAT)

Rent	£18,000 per annum (All inclusive)
Rates detail	This property may be eligible for small business rate relief.
Rateable value	£7,500
Building type	Office
Secondary classes	B1
Size	996 Sq ft

For more information please visit:

<http://example.org/m/43383-7-lodge-street-7-lodge-street>



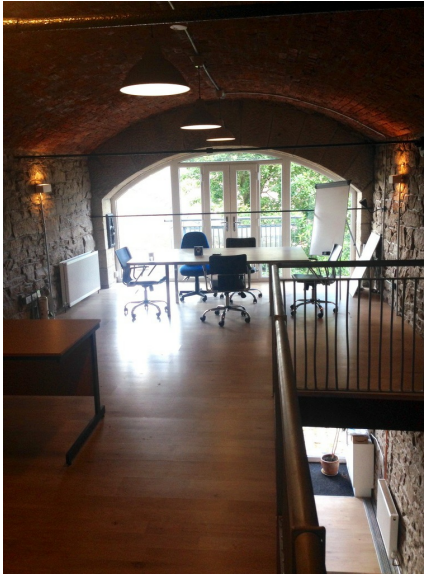
Great Location

Bills Included

Modern Office Space

Local Amenities Within Walking Distance

Accessible Washroom



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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Status
Office	Ground	401	
Staff Toilets	Ground	53	Available
Office	First	419	
Staff Toilets	First	23	Available
Total		896	

Airports	Manchester 20.2m, Liverpool 30.7m, Leeds Bradford 30.9m
National rail	Entwistle 4.0m, Bromley Cross 4.4m, Hall i' th' Wood 5.1m
Estimated rates	This property may be eligible for small business rate relief.
Secondary planning class	B1

Notes:

Agent

Pearson Ferrier Commercial

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Quote reference: RENT-43383

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