



AVAILABLE FOR SALE OR TO LET

Refurbished Double Storey Office with Parking

Unit 1 Mossfield House, Chesham Fold Road, Bury, BL9 6JZ

Offers in the region of £295,000 for the freehold; £25,000 per annum

ACCOMMODATION

Refurbished ground and first floor office building with designated car park, available for sale or to lease. The premises has undergone a substantial refurbishment by the current owner and therefore is presented in excellent condition, offering a variety of offices and a boardroom on the ground floor and an open plan office on the first. The works carried out included (but were not limited to) a majority re-wire, new suspended ceilings with air conditioning unit on the first floor, new WCs and kitchen suites, CCTV system, LED office lighting, new radiators throughout and replacement of most UPVC windows. Currently used as a call centre, the premises would lend itself to most business uses.

Car parking is available for roughly 6 cars in addition to on street parking on Chesham Fold Road and the surrounding area. Along with the CCTV system, the premises is secured by gates on the car park and a roller shutter door.

The premises may be available furnished, subject to a separate negotiation.

LOCATION

Mossfield House is located on Chesham Fold Road, off Bell Lane, approximately one mile to the east of Bury town centre. Motorway access is within 1 mile (M66, junction 2).

ACCOMMODATION

Ground Floor

Breakout Area/Kitchen 1 - 5.449m x 3.897m

Office - 5.911m x 3.389m

Office - 5.894m x 3.616m

Boardroom - 3.865m x 6.595m

Kitchen 2 - 2.706m x 1.358m

Cloakroom & WC - 3.815m x 1.377m

First Floor

Office - (4.268m x 15.431m) + (11.726m x 3.076m) + (1.206m x 2.97m)

Office - 4.31m x 3.608m

Cloakroom - 4.836m x 0.941m

Male and female WC - combined 2.78m x 4.56m

**Approximate Gross Internal Area - 2532 sq/ft
(235.26 sq/m)**



TENURE

The property is freehold. If leased, a new term of FRI lease would be agreed.

BUSINESS RATES

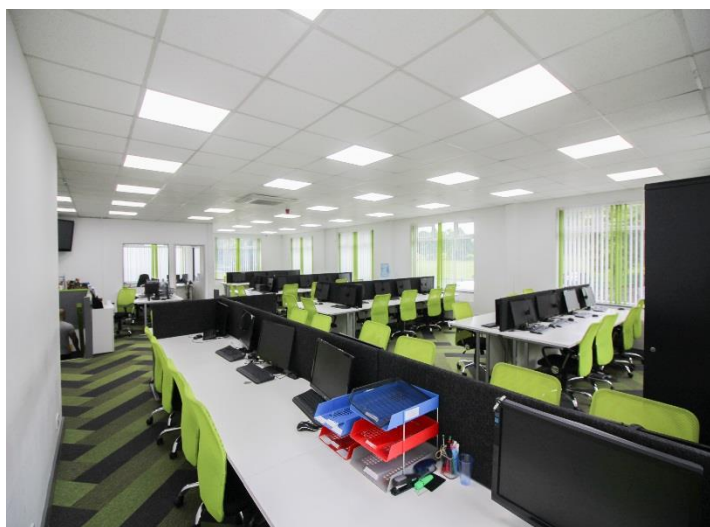
The rateable value as of April 2017 is £9,200.

SERVICES

All mains services supplied.

VAT

The premises is not elected for VAT.



Contact us

Pearson Ferrier Commercial
435 – 437 Walmersley Road, Bury, Lancashire, BL9 5EU
0161 764 4440
Joe Bostock joe@pearsonferrier.co.uk
Lisa Crossley Smith lisa@pearsonferrier.co.uk

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