

ROCK CHAMBERS, 70 THE ROCK, BURY, BL9 0PB



From 685 Sq Ft - 4,730 Sq Ft

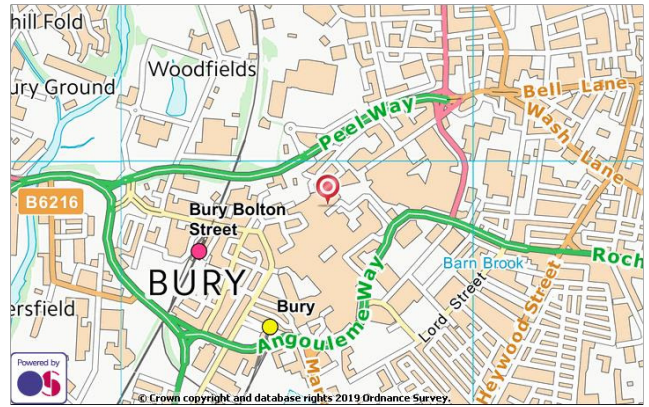
(63.63 Sq M - 439.42 Sq M)

- **TOWN CENTRE LOCATION**
- **EXCELLENT PUBLIC TRANSPORT LINKS**
- **ECONOMICAL RENTAL TERMS**
- **STORAGE / ARCHIVE SPACE ALSO AVAILABLE**



LOCATION

Rock Chambers is located in a prominent location, fronting The Rock in Bury Town Centre. Bury Town Centre is located approximately half a mile west of Junction 2 of the M66 motorway, which provides direct access to the M60 Orbital Motorway and the National Motorway Network. Bury is approximately 9 miles from Manchester City Centre and The Rock Chambers benefits from amenities associated with a Town Centre location and is in easy walking distance to the Bus Station and Metrolink Station.



DESCRIPTION

The premises comprise of a traditionally constructed property with retail units on the ground floor. The premises have stone elevations and a blue slate clad roof. The accommodation is over 2 floors with W.C and kitchen facilities on levels 1 and 2.

ACCOMMODATION

	Sq. ft	Sq. m
First Floor Suite 1	961	89.29
First Floor Suite 2	685	63.64
Second Floor Suite 3	831	77.29
Second Floor Suite 4	1,166	108.41

(Measurements to be confirmed)

Other storage / ancillary areas are also available.

RENTAL

On Application

LEASE TERMS

By way of a new lease for a term to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To Be Assessed

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be available in due course.

VIEWING

By appointment with the sole agent, Nolan Redshaw:

Contact: Jonathan Pickles

Tel: 0161 763 0825

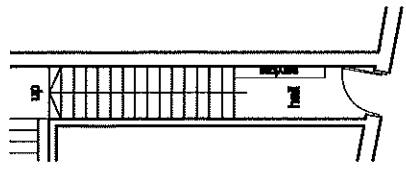
Email: jonathan@nolanredshaw.co.uk



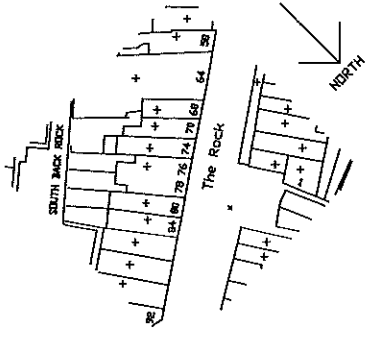
1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 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.



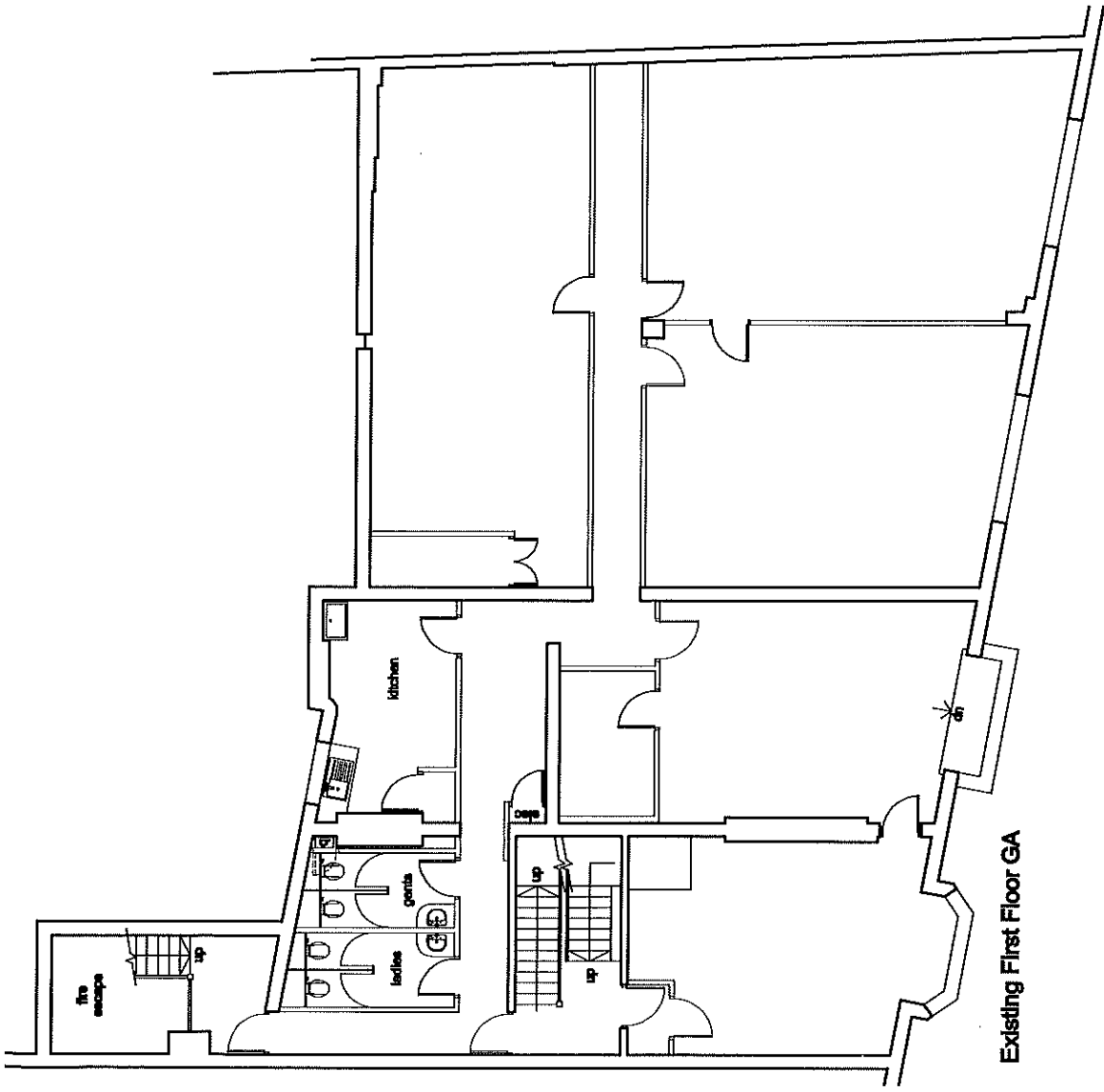
0161 763 0828



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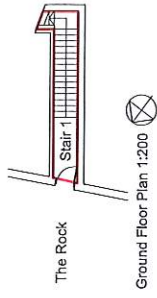
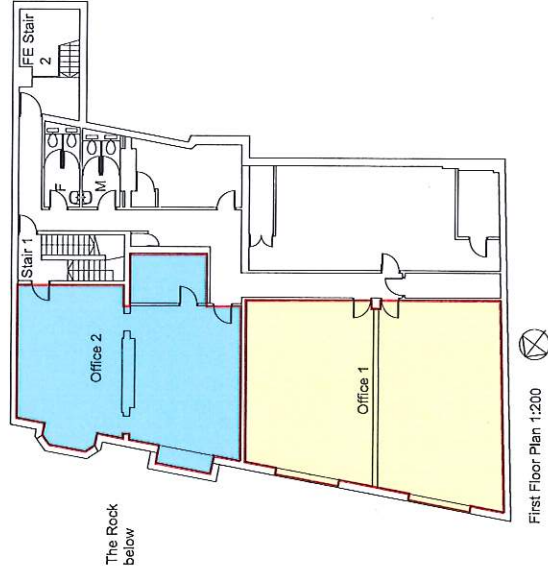
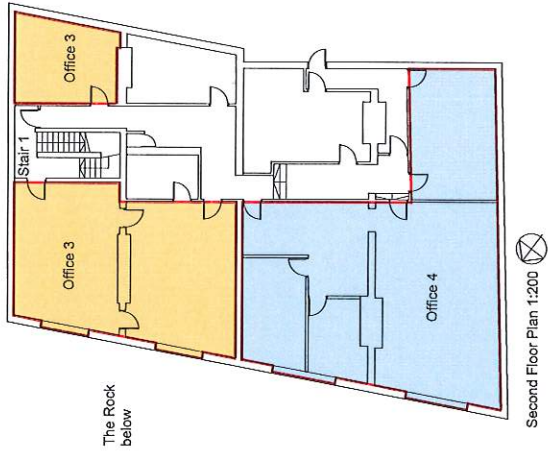
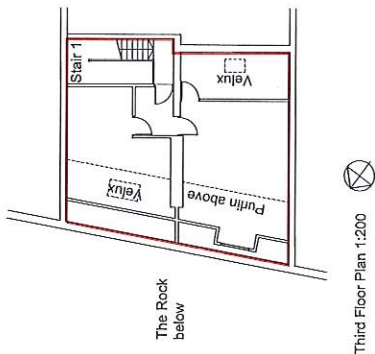


Location Plan (1:1250)

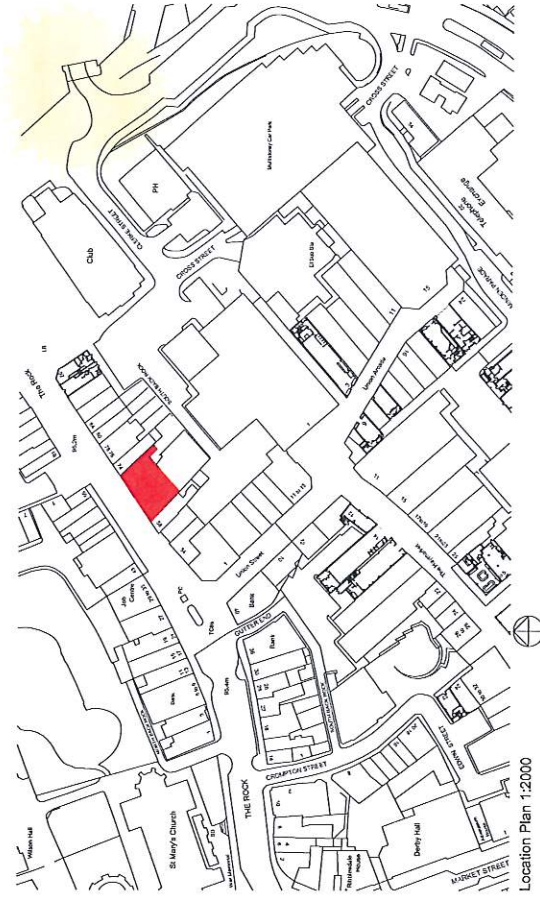


Existing First Floor GA

Rev	Description	Date
Project: 70 The Rock Bury		
Client: Nolan Redshaw		
Title: Existing Ground Entrance and First Floor Plan		
Scale: 1:100 @ A3		
Date: Jan 08		
<p>PETER K ANDREW & CO Telephone 0161 654 9700 Facsimile 0161 654 9428 Email peter@pkac.co.uk www.peterkandrew.co.uk</p> <p>Chartered Surveyors 48 / 48 Long Street, Middleton, Manchester, M2 6BQ Mobile 07976 362461</p>		
Dwg No:		27-139-01



Demise	Area	Colour Ref
Office 1	73m ² /785112	
Office 2	55m ² /592112	
Office 3	80m ² /845112	
Office 4	88m ² /947112	



Drawings based on archive information only. Layouts and areas to be checked on site for accuracy. Plans based on archive lease plans with no common point of origin.

Proposals are intended for outline scheme design only. No checks have been undertaken of the existing building/construction type.

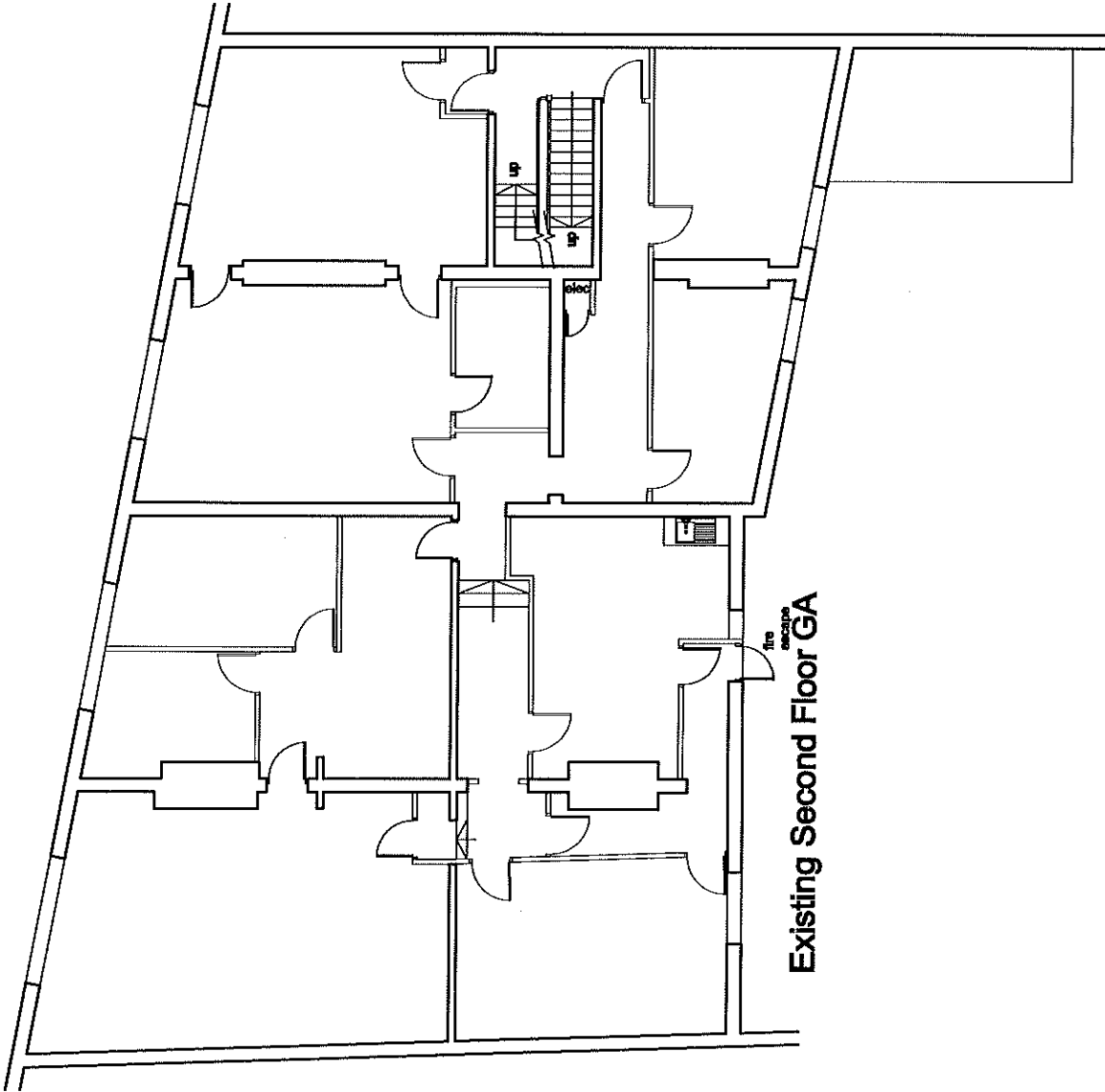
No compliance checks have been made against statutory requirements/standards.

Rev	Date	Description	Drawn	Checked	Status	Job no	Eng no	Revision	Utility
					DRAFT	G1510	SK-107	-	S0
						Scale: 1:200@A3	Date: 25.01.19	DO	MJ

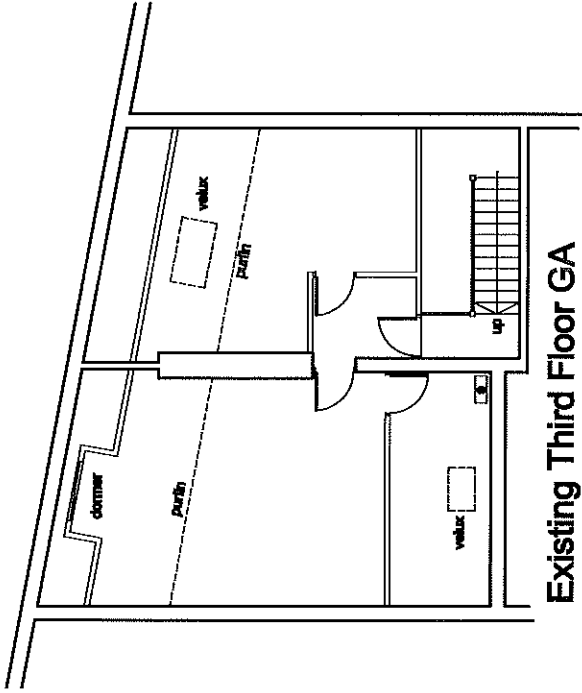
Unit 70 Offices 1-4 The Rock, Proposed Plans



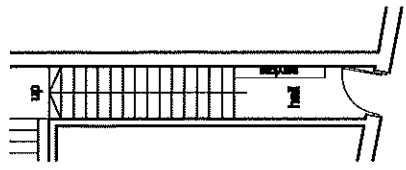
Project: Millgate Shopping Centre, Bury
 Client: Inward Capital Partners & Inye Group
 Status: DRAFT



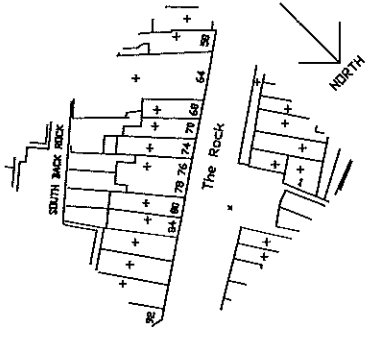
Existing Third Floor GA



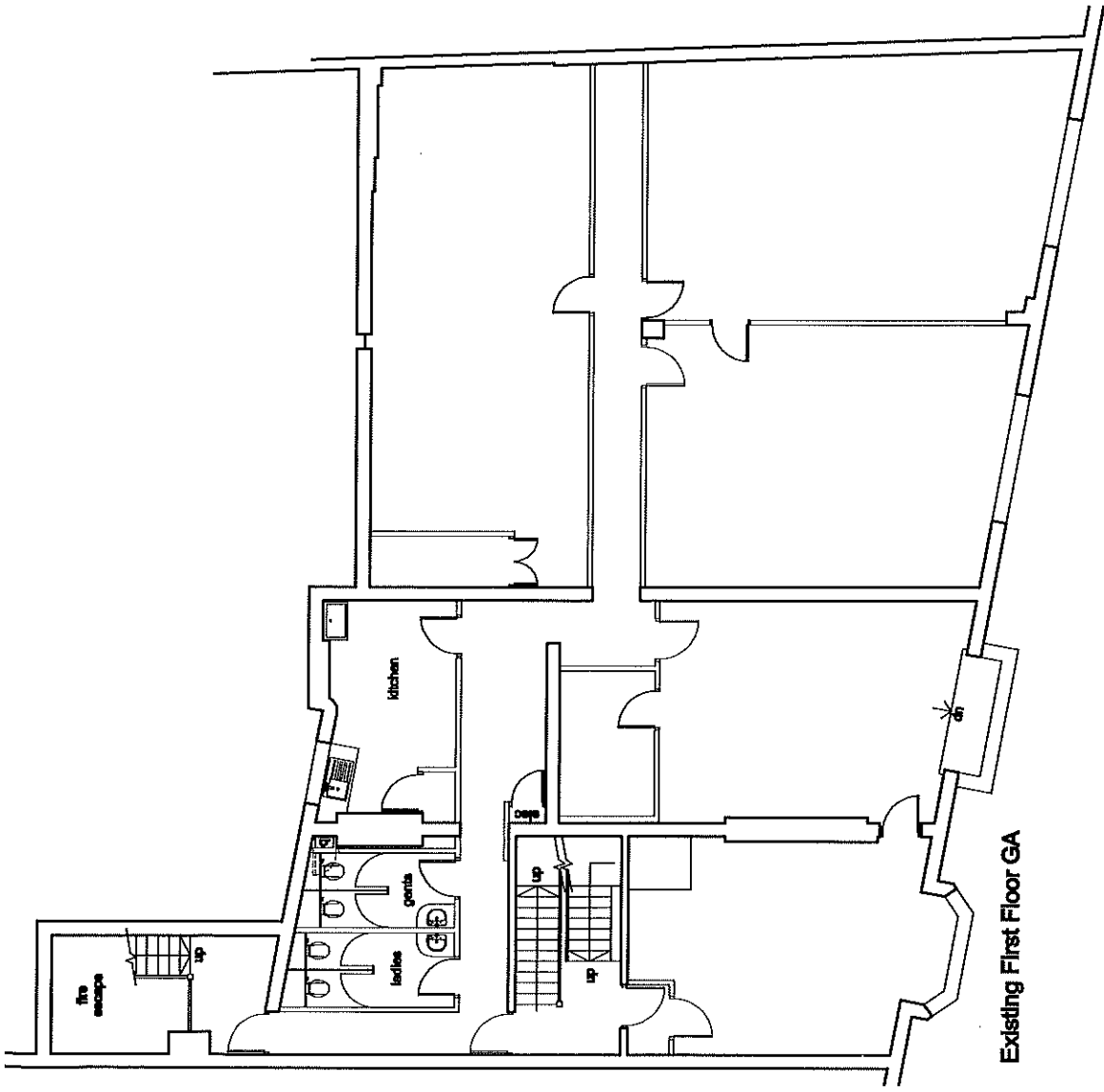
Rev	Description	Date
Project		
70 The Rock Bury		
Client:	Nolan Redshaw	
Title:	Existing Second and Third Floor Plans	
Scale:	1:100 @ A3	
Date:	Jan 08	
PETER K ANDREW & CO Telephone 0191 652-3700 Facsimile 0191 654-9439 Email pka@pka.co.uk www.pka.co.uk		
Chartered Surveyors 48 / 48 Long Street Middlesbrough Middlesbrough Mobile 07976 362461		
Dwg N°:		27-139-02



Existing Part GF

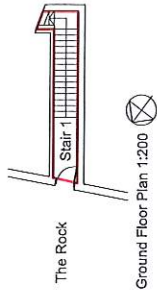
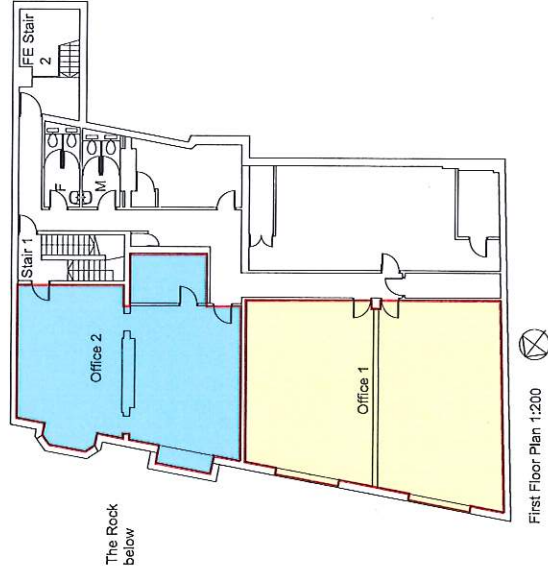
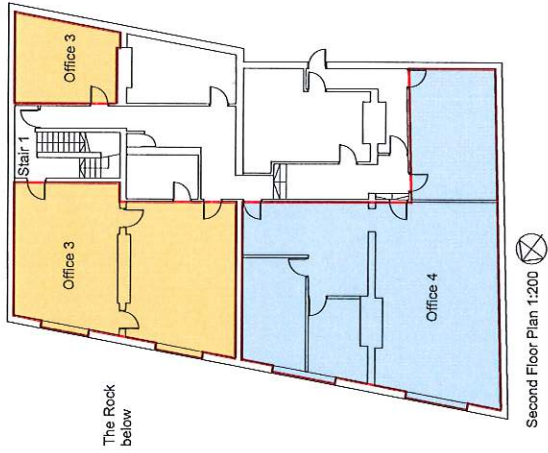
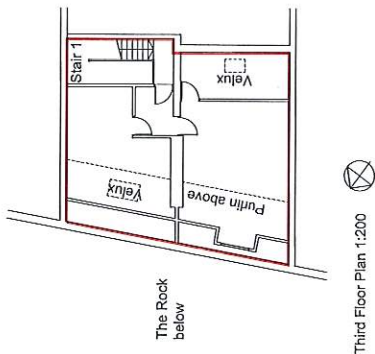


Location Plan (1:1250)



Existing First Floor GA

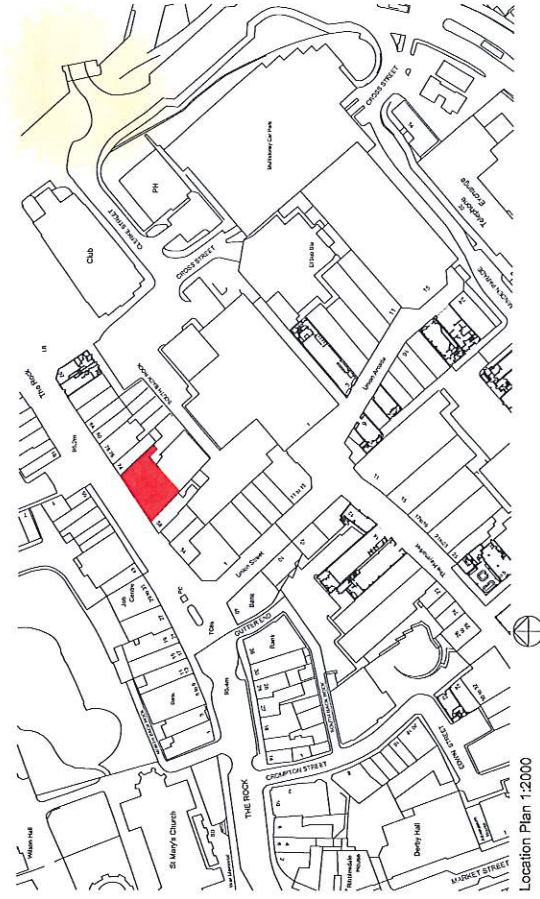
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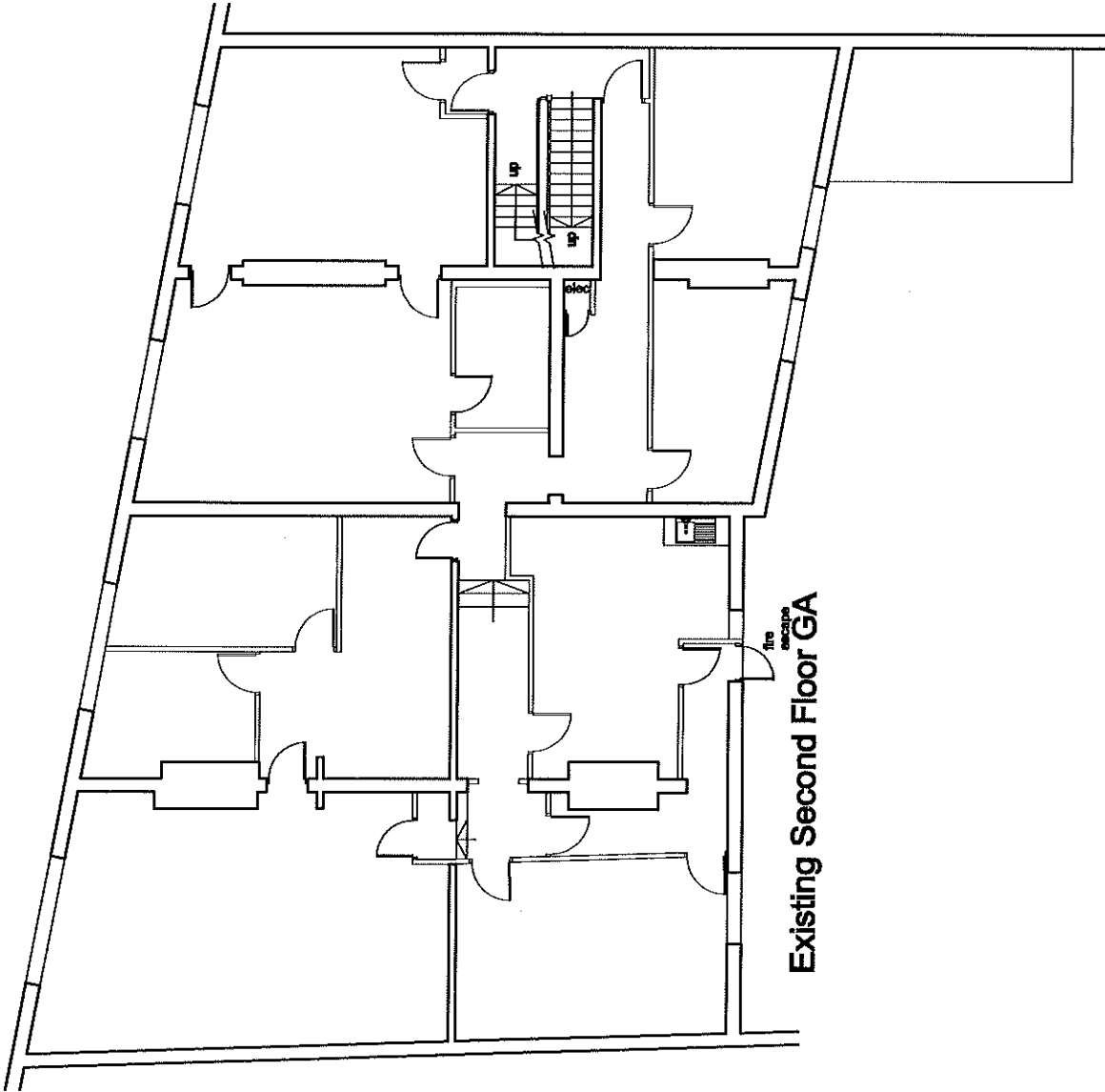
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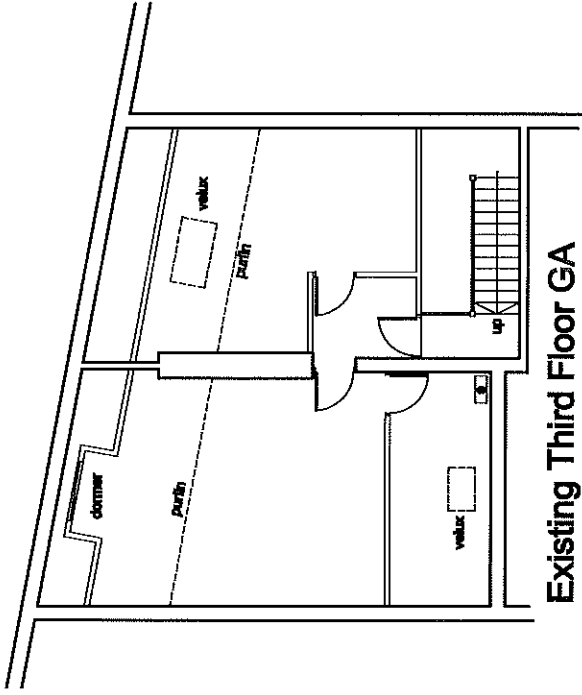


Unit 70 Offices 1-4 The Rock, Proposed Plans		project: Millgate Shopping Centre, Bury client: Inveread Capital Partners & Inve Group		job no: G1510 scale: 1:200@A3		eng no: SK-107 date: 25.01.19		revision: - SO drawn: DO checked: MJ	
Rev	Date	Description	drawn	checked	status				
					DRAFT				





Existing Second Floor GA



Existing Third Floor GA

Rev	Description	Date
Project		
70 The Rock Bury		
Client: Nolan Redshaw		
Title: Existing Second and Third Floor Plans		
Scale: 1:100 @ A3		
Date: Jan 08		
<p>PETER K. ANDREW & CO Telephone 0191 652-3700 Facsimile 0191 654-9439 Email pkandrew@aol.com www.peterkandrew.co.uk</p> <p>Chartered Surveyors 48 / 48 Long Street Middlesbrough Middlesbrough Mobile 07976 362461</p>		
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