



TO LET various high spec office suites with on-site secure parking

Offices At Phoenix House, 100 Brierley Street, Bury, Lancashire, BL9 9HN

236 - 1,096 ft² (21.92 - 101.82 m²)

- All inclusive offices
- Substantial front of house with reception services
- Modern kitchen and break out areas
- Secure on-site allocated car parking spaces
- Passenger lifts
- On-site meeting rooms for hire

Description

Phoenix House provides a range of office and industrial units on a large secure site, with onsite parking.

The property provides high specification serviced offices, with a substantial front of house with reception services. The offices are open plan, modern and stylish, with LED lighting, perimeter trucking and air conditioning. The offices also benefit from shared kitchens and break out areas. The property also benefits from a passenger lift and meeting rooms for hire. The development is located on a secured gated entry with allocated parking spaces and monitored by CCTV. The offices also benefit from air conditioning and are ready for immediate occupation. The site also benefits from a generous parking provision.

Location

Phoenix House is located on Brierley Street, just off Manchester Road (A56), which provides easy access to the M60 motorway, M62 and M66 with an accessible 20 minutes to Manchester City Centre. With Bury Metrolink station and bus interchange only a 10 minutes walk away.

Accommodation

The offices have been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA)

Rent & Lease Terms

The offices are all inclusive rents of £30 per sq ft excluding business rates. The tenants are also responsible for broadband and phones.

The offices are held on an internal repairing and insuring leases subject to a minimum term of 12 months.

Planning Use

Use class E - Offices.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Exclusive of business rates.

Suites qualify for 100% rates relief if the suite is the only UK office of the tenant. Further information shall be given on request.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE.
01204 221 030
info@fletchercre.co.uk



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