

New Maxdov House

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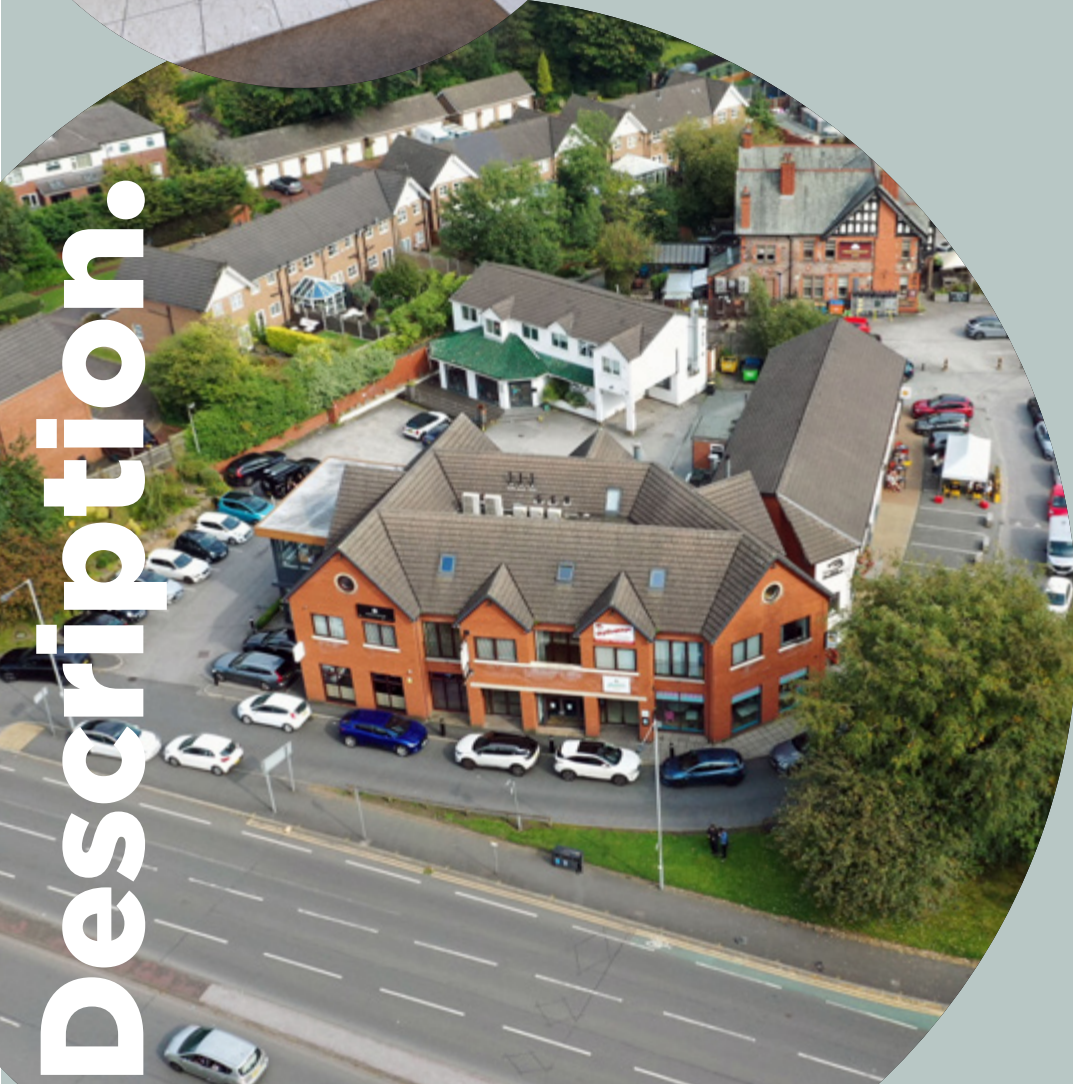
Premium Office Space

To Let

High-quality professional workspace
Suites from 108 sq ft upwards.

130 Bury New Rd, Prestwich, Manchester M25 0AA

Description.



Discover Your Future Workspace at New Maxdov House, Prestwich

Welcome to New Maxdov House, where exceptional office spaces meet unparalleled comfort and convenience. Elevate your business to new heights by securing an office in the heart of Prestwich - the town's premier workspace destination.

We offer high-quality professional workspace suitable for office occupiers.

If you are seeking offices to rent, serviced or self-contained, in a prestige environment, where you can enjoy 24/7 and year-round access and where the atmosphere is highly professional and business orientated yet friendly, with a comfortable and easy feel, then New Maxdov House is for you.

Location.



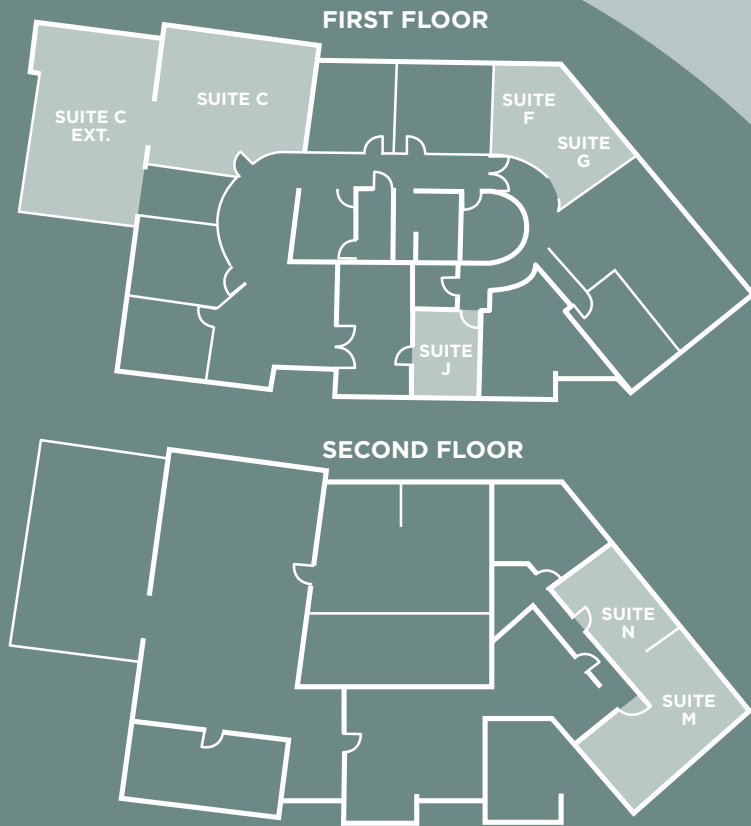
Prime Location, Premier Workspace

Experience the perfect fusion of location and luxury at New Maxdov House. Situated in the heart of Prestwich, our offices offer a prestigious address that instantly commands attention. Whether you're a startup, freelancer, or established business, our workspace is designed to cater to your unique needs.

Proximity to Amenities: Enjoy a wealth of nearby cafes, eateries, shops, and entertainment options, perfect for work breaks and meetings.

Easy Accessibility: Accessible by public transportation and with convenient parking options, our location ensures smooth commuting for you and your clients. The building has bus stops directly outside and is approx. 10 minute walk to Heaton Park and Prestwich metrolink stations.

Situated on the busiest corner of North Manchester (Bury New Road & Scholes Lane), and is just a 2 minute drive from M60 (Jct 17) and 8 minutes from Manchester City Centre.



Availability

	sq.ft.	sq.m.
GROUND FLOOR SUITE	108	10.0
FIRST FLOOR		
SUITE C*	462	42.9
SUITE C EXTENSION**	400	37.2
SUITES F&G	300	27.9
SUITE J (BALCONY)	108	10.0
SECOND FLOOR		
SUITES M&N (KITCHENETTE)*	383	35.6

* Capable of being split.

** Capable of being split. May also be let with ground floor extension space currently Osma.

The 1st and 2nd floors are made up of beautifully decorated and fitted-out prestige offices

Incorporating light-colored décor, teak furnishings, carpets, and real wood flooring.

All rooms are light and airy with ample window space and most are air-conditioned. Our reception is air-conditioned, furnished with leather settees, real wood flooring and carpet, an oak reception desk, a library, and wall-to-ceiling glass sliding windows.

We offer a full range of offices ranging from small one person rooms to larger suites on flexible lease terms, all serviced.

Each suite is cabled with cat5 and both wireless and fixed broadband is available throughout the building.

The offices benefit from shared kitchen facilities in which tenants will find tea, coffee & sugar, parking is free in our car park and there is plenty of off-site parking if the car park area is full.

We have WIFI in the building that we welcome tenants to use.

Here are just some of our other services and benefits:

- Luxurious and highly impressive offices to rent
- Suites from 108 to 2,212 sq ft
- Fully serviced
- VOIP telephone provided in-house; or use your own lines existing numbers and equipment
- Broadband
- Inclusive of daily cleaning, heating & water
- Immediate occupation
- 24/7 365 days a year availability
- Short tenancies or longer leases to suit you
- High quality and professional building, location and environment
- Fire & security alarm
- Air-conditioned rooms available
- Free on-site & off-site car parking
- Professional yet family atmosphere

There are two ground floor units which can also be used as office space to cater for larger requirements.

Gallery.



Further
Information.



EPC

Rating Upon enquiry.

Rent

Rent on application.

Rates Payable

Rates are the responsibility of the tenant.

Contact

To arrange a viewing or for further information please contact:



0161 773 7715

Josh Gertler

josh@normie.co.uk

Joe Gertler

joe@normie.co.uk

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0161 387 7252