



HUNTERS[®]
HERE TO GET *you* THERE



Barton Road, Worsley, Manchester

£2,390



7A The Granary is a stylish building that enjoys a prominent and highly visible location on Barton Road directly off Junction 13 of the M60 motorway. A modern 1st floor office of 1,448 sq ft is now available to let with a fabulous specification that consists of a main office as well as 2/3 separate areas with good natural light. The accommodation is suitable for a variety of uses (subject to planning). The building sits in an enviable location adjacent to the picturesque Bridgewater Canal and Delph Basin. Nearby occupiers include the Barton Arms, George's Restaurant & Bar and Worsley Park Marriot Hotel. Viewings highly recommended. The office is available immediately

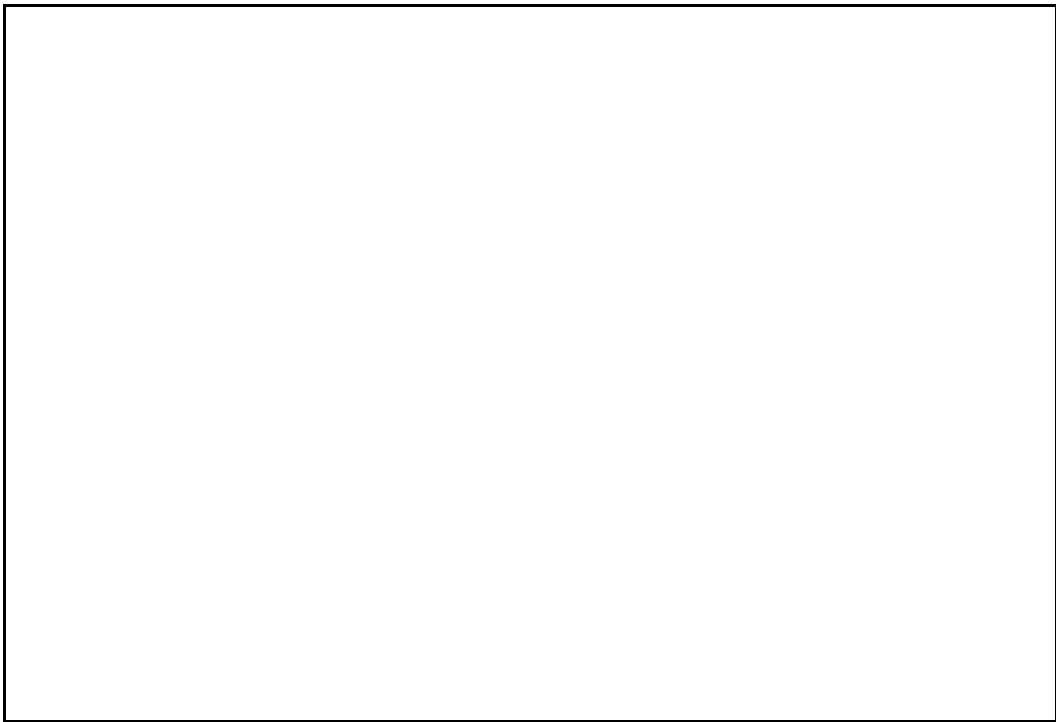
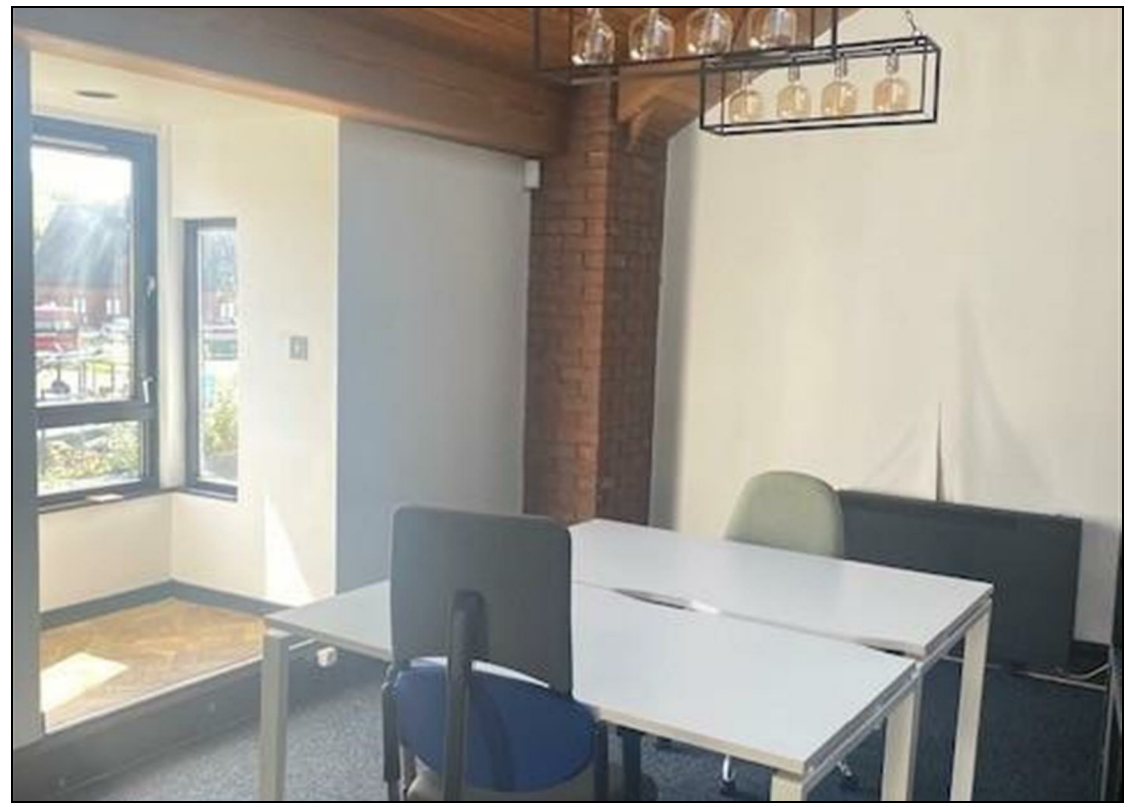
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com

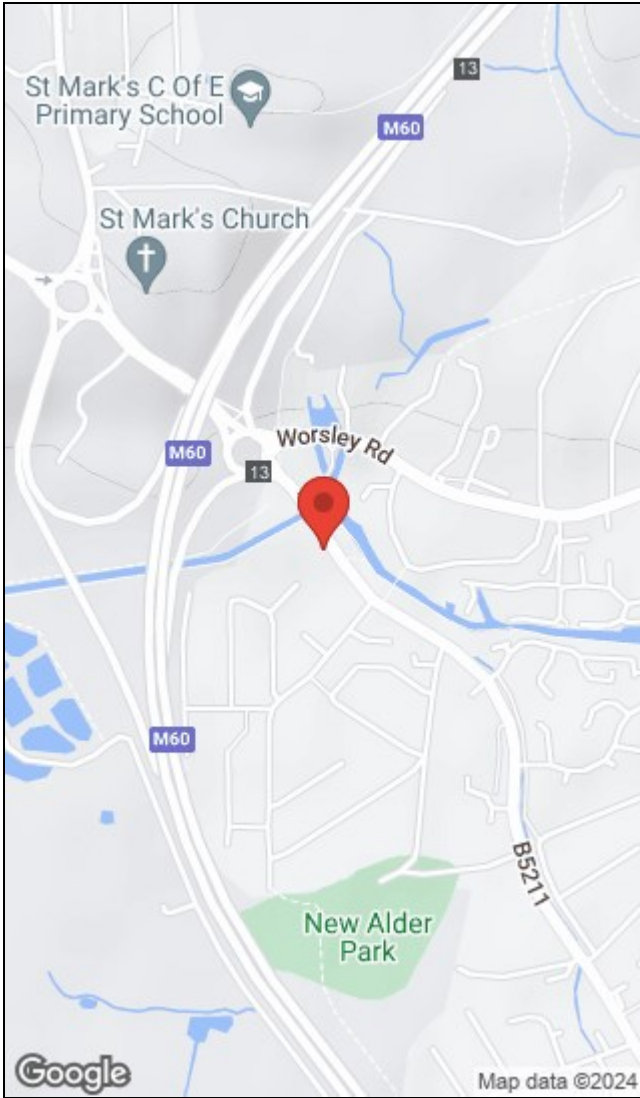
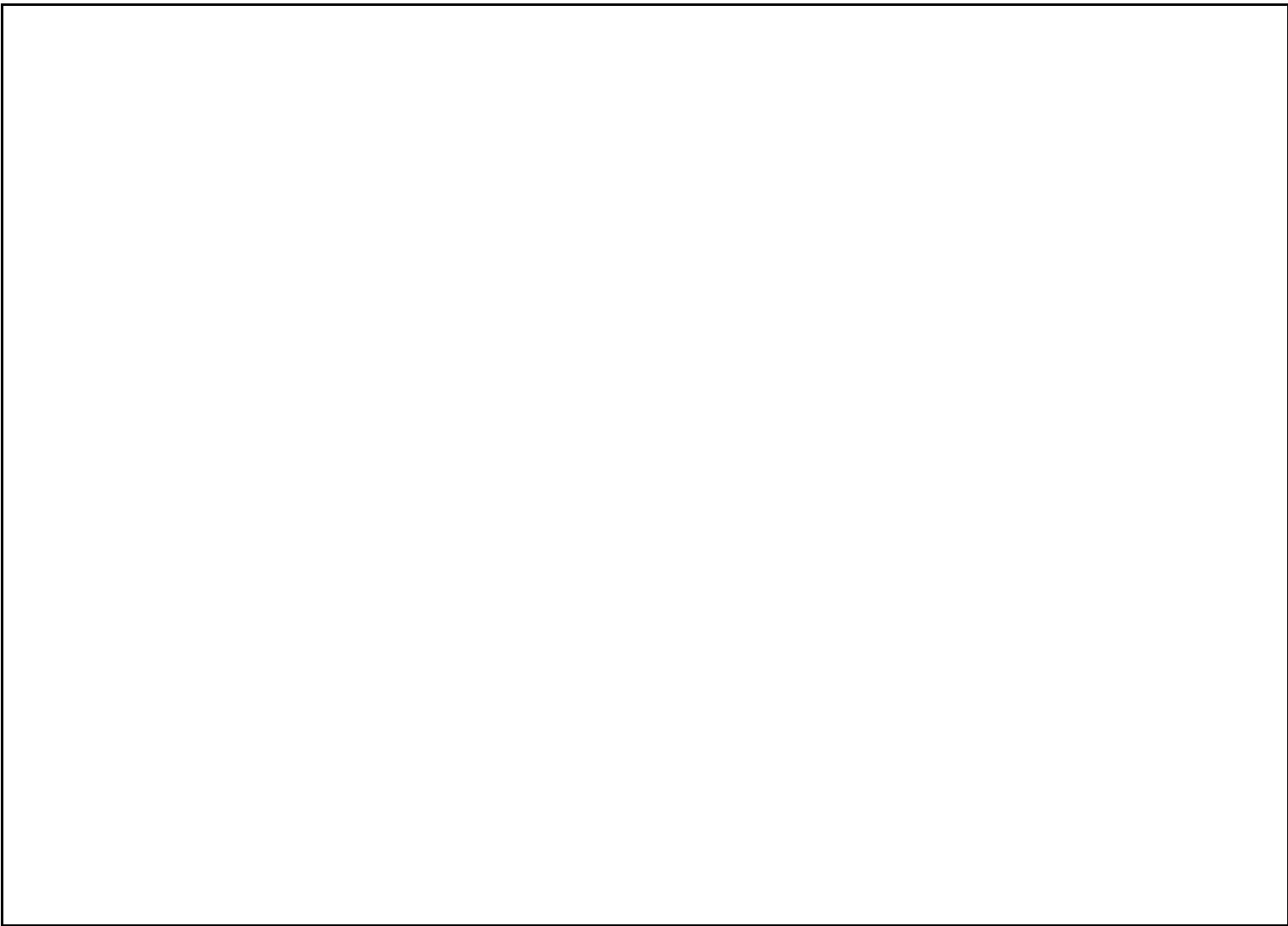


KEY FEATURES

- Office Space to rent
 - 1448 Sq Feet
 - Canalside location
- Communal Kitchen facilities
- Available Immediately
 - Parking Available







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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