



**Suite 6 Sulaw House Suite 6, Prestwich  
Manchester M25 1AA**

**£575 PCM**

Hyde Estates present office suite no 7 on the first floor of Sulaw house, ideally located in the heart of Prestwich village. Easily accessible by major bus routes, Metrolink and the M60 Junction 17.



Hyde Estates present office suite no 6 on the first floor of Sulaw house, ideally located in the heart of Prestwich village. Easily accessible by major bus routes, Metrolink and the M60 Junction 17.

A well-presented reception area with intercom allows access to 14 office suites arranged over three floors. All benefit from communal facilities including, two kitchens, break area, 4 x WC's and a first floor decked outdoor terrace area. The rent is ALL INCLUSIVE of lighting, heating and business rates with all suites featuring CAT 5 cabling, door entry phone and office furniture including desks, chairs and filing cabinets available by request. The building has 24-hour access and is monitored by CCTV, all communal areas are regularly serviced. There is free public parking to the rear of the building.

Location

Sulaw House is located on the corner of Bury New Road A56 and Chapel Street, just a short drive from the M60 Motorway junction 17. Just a short walk to Prestwich Metrolink station and bus routes to Manchester and Bury town centre.

VAT - we understand that the premises is not elected for VAT.  
Terms - lease by negotiation  
Viewings - please contact Hyde Estate & Letting Agents 0161-773 4583.

- Office suite in the heart of Prestwich
- All bills included in rent
- Free public parking
- Break room / kitchen / outdoor terrace
- Excellent public transport links



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A                                  |                         |           | (92-100) A                                                      |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (48-54) E                                   |                         |           | (48-54) E                                                       |                         |           |
| (37-47) F                                   |                         |           | (37-47) F                                                       |                         |           |
| (1-36) G                                    |                         |           | (1-36) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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