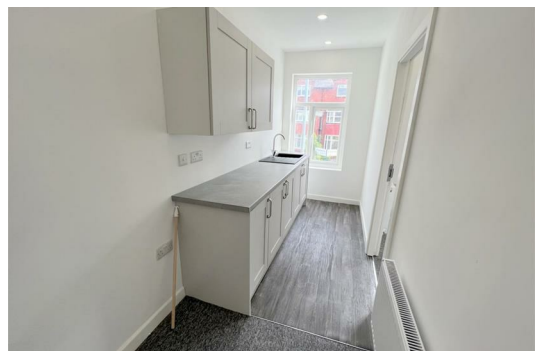




**363A Bury Old Road - Suite 1, Manchester
M25 1QA**

£495 PCM

Hyde Estates present a selection of four individual office suites to the first floor of this newly refurbished building, ideally located to Heaton Park in the heart of Prestwich. Easily accessible by major bus routes, Metrolink and the M60 Junction 17.



Situated on one of Manchester`s main arterial roads Bury Old Road A665, close to Heaton Park and conveniently situated to Manchester City Centre, M60 motorway junction 17 and 19 together with public transport links to include Prestwich Metrolink and bus routes to Both Manchester and Bury.

All offices benefit from communal facilities including, fitted kitchen, shower facilities and WC. A communal entrance hall provides intercom access. The rent is inclusive of lighting, heating and business rates with all suites featuring a door entry phone. The building has 24-hour access with all communal areas regularly serviced.

Accommodation

- Suite 1 - 11`6" x 8`6" - 100sqft - £495pcm
- Suite 2 - 11`5" x 8`5" - 98sqft - LET
- Suite 3 - 9`11" x 8`10" - 74sqft - LET
- Suite 4 - 10`11" x 9`7" - 98sqft - LET

VAT

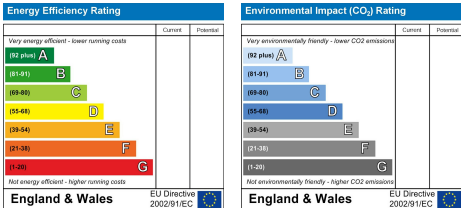
We understand that the premises is not elected for VAT.

Terms

Lease by negotiation

Viewings

Viewings to be arranged via Hyde Estate & Letting Agents 0161 773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB