

WALK THROUGH VIDEO AVAILABLE.



**FROM ONLY £300PCM (NO Utility Bills, NO Service Charge, NO Business Rates) High Speed Fibre Internet Available with WiFi. Furnished.**

## **LESTER HOUSE BUSINESS CENTRE**

OFFICE 301, 21 Broad Street, Bury,  
BL9 0DA

Serviced Office, Office

## **TO LET**

**97 to 224 sq ft**

(9.01 to 20.81 sq m)

- High Speed Fibre Internet Available with WiFi
- Lift to Upper Floors and Fully DDA Compliant
- Modern Offices with Contemporary White Furniture
- Short Term Licences Available
- Free Meeting Rooms & Board Rooms
- 6 Local Car Parks within walking distance

# LESTER HOUSE BUSINESS CENTRE, OFFICE 301, 21 Broad Street, Bury, BL9 0DA

## Summary

<b>Available Size</b>	97 to 224 sq ft
<b>Rent</b>	£300 - £467 per month All Inclusive rent. Utility Bills, Service charge, Internet, are all included in the asking rent
<b>Business Rates</b>	Included in the asking rent
<b>Service Charge</b>	Included in the asking rent.
<b>Car Parking</b>	6 Local Car Parks within walking distance
<b>EPC Rating</b>	C

## Description

FROM ONLY £300PCM OFFICE 301 (NO Utility Bills, NO Service Charge, NO Business Rates) High Speed Fibre Internet Available with WiFi. Furnished.

Pearson Ferrier Commercial (VOTED NUMBER 1 COMMERCIAL AGENT OF THE YEAR 2021 & 2022 FOR DISPOSALS (RENTAL & SALES) IN GREATER MANCHESTER) are delighted to present to the market the impressive LESTER HOUSE BUSINESS CENTRE, located in the heart of Bury Town Centre.

We have contemporary, modern, furnished, high spec office spaces available in a variety of sizes from 1- 6 persons from as little as £300pcm!!!!

These stunning offices benefit from

- Town Centre Location - Easy Access
- Offices With Windows Providing Natural Light & Fresh Air
- High Speed Fibre Internet Available with WiFi
- Flexible Terms Available
- Close to Banks, Shops & Job Centre
- Close to Metrolink, Bus Station & Restaurants
- Short Term Licences Available
- Lift to Upper Floors and Fully DDA Compliant
- Free Tea & Coffee - Kitchens and Break Out Areas
- Free Meeting Rooms & Board Rooms
- On Site Housekeeper - Office Cleaning Available

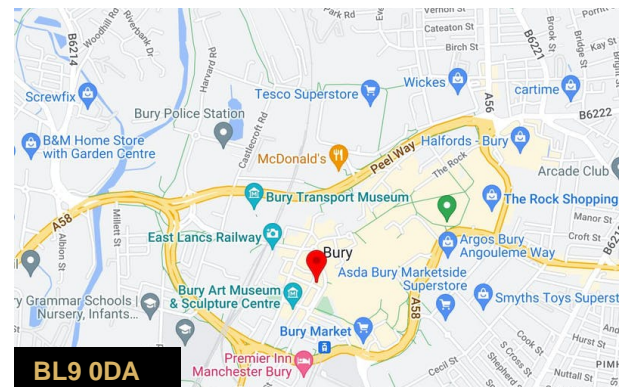
WALK THROUGH VIDEO AVAILABLE TO VIEW. CALL TO BOOK YOUR VIEWING NOW.

## Location

Located in Bury Town Centre. 9 miles from Manchester City Centre. Close and easy access to the M66 Motorway which connects directly to the M60  
Direct Metro Link service to Manchester with a tram stop 5 minutes away. Close to the local bus Interchange. Close to local Restaurants and Cafe's  
Adjacent to Town Centre Shops – The Rock, The Millgate & The World Famous Bury Market  
6 Local Car Parks within walking distance

## Vat

We understand the property is liable for vat at the prevailing rate.



## Viewing & Further Information



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**More properties @ [pearsonferrier.co.uk](http://pearsonferrier.co.uk)**