



AVAILABLE TO LET

## Oak Hill Court

171 Bury New Road, Manchester, Prestwich, Greater Manchester M25 9ND

Newly Refurbished Self Contained Office Suite Now Available Within  
This Stunning Detached Victorian Building

## Newly Refurbished Self Contained Office Suite Now Available Within This Stunning Detached Victorian Building

Looking for a Newly refurbished self contained office suite in a stunning detached period property, then look no further.

This beautifully refurbished 558 Sqft self-contained office suite consists of 2 main office spaces with high ceilings, period features and tall windows throwing in an abundance of natural light.

The property also has a kitchenette and W.C to the rear, its own private entrance, key pad access, alarm and central heating.

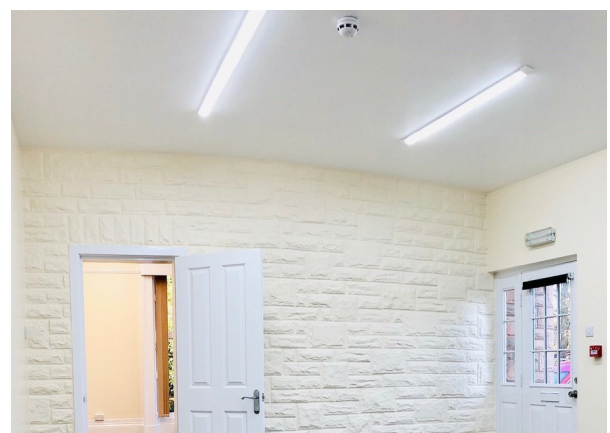
Access through main entrance of this Victorian property is by a tall oak panelled door with a security fob access system, leading into the main entrance with a array of period features, giving memorable first impression the your visitors and staff alike.

Externally is ample allocated parking with within the properties own private grounds.

The property is set back on corner of Butterstile Lane and Bury New Road close to Prestwich Village centre and only 1 mile away from Junction 17 of the M60 Manchester circular.

<b>Rent</b>	£8,340 per annum
<b>Est. S/C</b>	£1,833 per annum
<b>S/C Details</b>	Service charge is includes building insurance for fire & special perils, lighting, cleaning and maintenance of both internal and external communal areas.
<b>Rates detail</b>	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Size</b>	558 Sq ft
<b>VAT charges</b>	We understand that the premises is not elected for VAT.
<b>Lease details</b>	A new term of FRI lease to be agreed.
<b>EPC certificate</b>	Available on request

For more information please visit:  
<http://example.org/m/46631-oak-hill-court-171-bury-new-road>



## Stunning Detached Victoria Property

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Allocated Parking

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Close to Prestwich Village and Motorway Access to Manchester City Centre

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Key Pad Access

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Private Grounds

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Own Private Entrance

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Newly Refurbished

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New Carpets

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Main Road Position

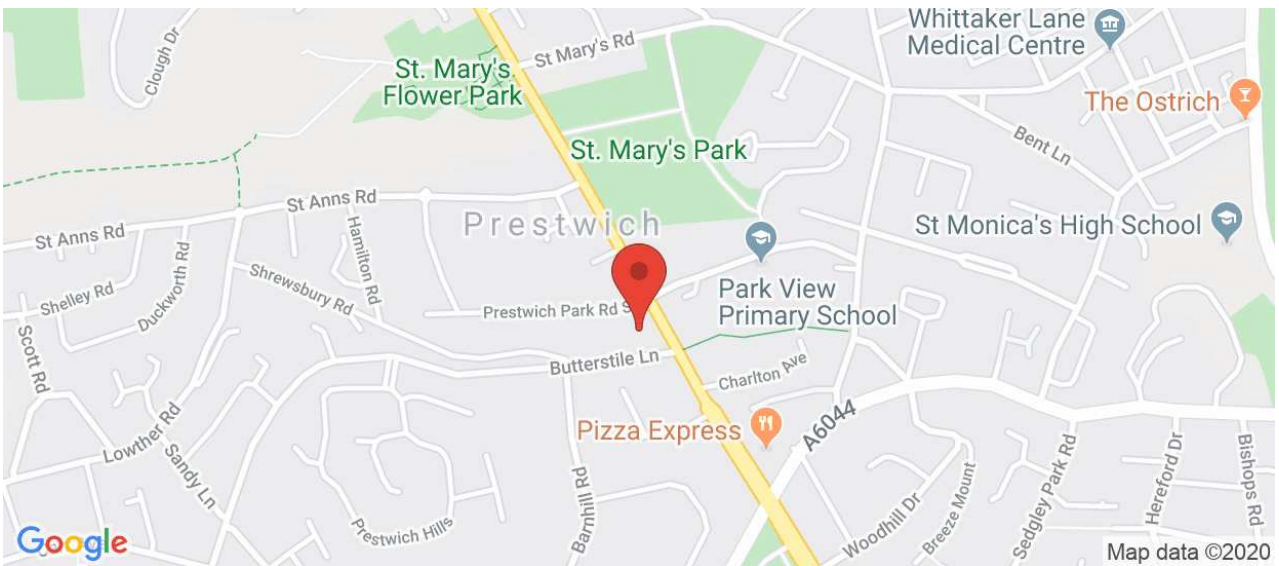
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Alarmed





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Data provided by Google



## Floors & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Notes	Status
Office Suite	Ground Floor	731	£13.00	£2.51	£11,332.52	Rent of £9,500.00 equating to £791.67 p.c.m.Plus a service charge of £152.71 p.c.m.Service charge covers building insurance, Service charge is covers building insurance, for fire & special perils,lighting, cleaning and maintenance of both internal and external communal areas.	Available
Office Suite No 1	Ground Floor	559	£14.92	£3.28	£10,172.52	Rent of £8,340(pa) equating to £695.00 (p.c.m.) Plus a service charge of £152.71 p.c.m.Service charge is covers building insurance, for fire & special perils,lighting, cleaning and maintenance of both internal and external communal areas.	Available
<b>Total</b>		<b>1,290</b>			<b>£21,505.04</b>		

### Transport

Only 1m M60 Junction 17.

### Airports

Manchester 11.9m, Liverpool 27.0m

### National rail

Clifton (Manchester) 1.5m, Swinton (Manchester) 2.5m, Salford Crescent 2.7m

### Road

A56 Bury New Road. Direct route into Manchester City Centre.

### Estimated rates

You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.

### Estimated service charge

£1,832.52 per annum

Service charge is includes building insurance for fire & special perils, lighting, cleaning and maintenance of both internal and external communal areas.

### VAT

We understand that the premises is not elected for VAT.

### Planning class

B1

### Lease summary

A new term of FRI lease to be agreed.

### EPC

Please visit <http://example.org/m/46631-oak-hill-court-171-bury-new-road#data-room> for the EPC certificate.

Notes:

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Quote reference: RENT-46631

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