



**A GREAT SPACE FOR YOUR BUSINESS IN A MODERN BUSINESS HUB IN BURY. IT HAS 2 PRIVATE CAR PARKING SPACES & PERMIT PARKING. BILLS INCLUDED.**

## **First Floor Room 1**

Unit 1, The Old Court House, Bury, BL9 0AL

Serviced Office

# **TO LET**

**370 sq ft**

(34.37 sq m)

- FIRST FLOOR SPACE APPROX. 370 SQ FT
- WOULD SUIT OFFICE, BEAUTY OR SIMILAR
- OPPOSITE BURY GRAMMAR SCHOOL
- TWO CAR PARKING SPACES IN A PRIVATE CAR PARK
- UTILITY BILLS INCLUDED
- WALKING DISTANCE TO TRAM TO BURY CENTRE

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## Summary

|                |   |
|----------------|---|
| Available Size | 370 sq ft   |
| Rent           | £1,000 per month Utilities Included                   |
| Business Rates | Business Rates Included                               |
| Service Charge | N/A   |
| Car Parking    | Two car parking spaces included in a private car park |
| VAT            | Not applicable  |
| Estate Charge  | N/A   |
| EPC Rating     | Upon Enquiry  |

## Description

A first floor space in a prestigious business hub located opposite Bury Grammar School and a short walk to Bury centre with tram links to Manchester.

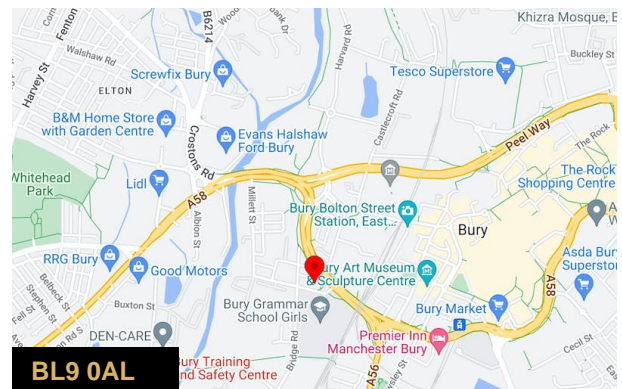
The space itself would lend itself to a variety of uses and is approx. 370 sq ft with five sash windows and four radiators. Externally there is a private car park, where you will get two spaces and additional parking can be obtained via the permit parking outside the property.

Utility bills are included, you would just need to arrange your own phone and internet.

If you are looking for a space for your business then this must be on your to view list to appreciate the space and style of the building.

## Location

The property is located close to Bury centre, opposite Bury Grammar School.



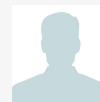
## Viewing & Further Information



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk

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