



AVAILABLE TO LET

Sulaw House

Chapel Street, Prestwich M25 1AE

Contemporary Offices in Prestwich Village with First Floor Sun Terrace

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Excellent, refurbished office premises positioned just off Bury New Road in the heart of Prestwich Village. The premises contains 15 offices, with each office with each office benefitting from CAT V e cabling and a server box. The entrance has intercom access and a reception area. The rent includes heating, lighting, rates and buildings insurance. The building as a whole has a fire alarm system, CCTV, burglar alarm system, two kitchens, designated postboxes and a sun terrace. Parking is available in a public car park to the rear or on nearby side streets. Flexible lease terms are available.

The property is located on Bury New Road, approximately 1 mile from motorway access (junction 17, M60), approximately 0.2 miles from Prestwich's metrolink station and is approximately 4.2 miles north-west of Manchester city centre.

Building type

Serviced office

VAT charges

We understand that the premises is not elected for VAT.

EPC category

B

For more information please visit:

<http://example.org/m/29001-sulaw-house-chapel-street>

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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rent pa	Notes	Status
Suite 1		184	£4,740.00		Let
Suite 2		179			Let
Suites 3-4	Lower Ground	156	£5,400.00	NB - no windows.	Available
Suite 5	Lower Ground	116	£4,500.00	NB - no windows.	Let
Suite 6		116			Let
Suite 7		148			Let
Suite 8		147			Let
Suite 9		201			Let
Suite 10		200			Let
Suite 11		156	£5,100.00		Let
Suite 12		176			Let
Suite 13		204			Let
Suite 14		149			Let
Suite 15		210			Let

Airports	Manchester 12.3m, Liverpool 27.0m
National rail	Clifton (Manchester) 1.4m, Swinton (Manchester) 2.5m, Moorside 3.0m
Estimated rates	Business rates will be payable direct to the local authority. The rateable value/rates payable will be subject to an assessment by the Valuation Office Agency. An incoming tenant may benefit from small business rates relief.
Legal costs	Each party to be responsible for their own professional costs.
VAT	We understand that the premises is not elected for VAT.
Planning class	B1
Lease summary	A standard license of set three month rolling leases with three months notice to vacate.
EPC	Please visit http://example.org/m/29001-sulaw-house-chapel-street#data-room for the EPC certificate.

Notes:

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