

TO LET


RogerHannah

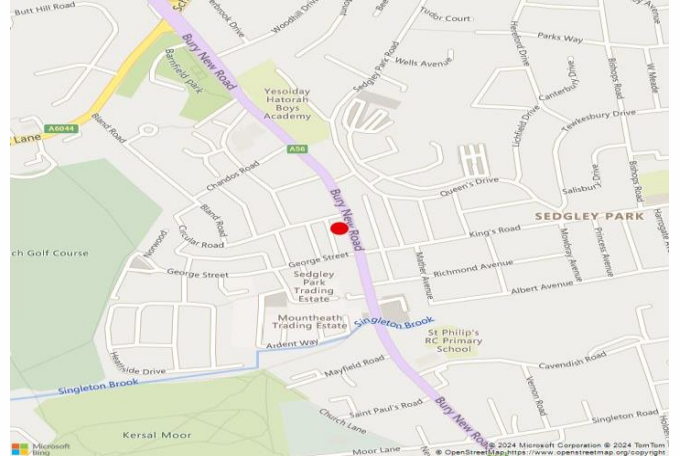


39 Bury New Road, Prestwich, Manchester, M25 9JY

First & Second Floor
Office Space
824 Sq Ft (76.55 Sq M)

- Prominent Location
- Recently Refurbished
- Ideal for Office User However, Could Suit Alternative Uses
- Good Natural Light





Location

Prominently located in the centre of the Sedgley Park area of Prestwich on the main Bury New Road (A56). Manchester City Centre is 3.5 miles to the South and the M60 1.6 miles to the North providing good transport links.

The property sits within a bustling mixed use area with a number of national and local businesses in the vicinity.

Description

The available space comprises the first and second floor commercial space above Aubrey Lee Estate Agents who are situated on the ground floor.

The unit is self-contained with its own dedicated entrance, leading to shared WC facilities and cellular offices across the first and second floors that have recently been refurbished.

The space is ideal for an E Class business operator looking for a well positioned office.

The property benefits from all mains utilities including gas central heating system.

Access to parking is on the surrounding roads.

ACCOMMODATION	SQ.FT.	SQ.M.
First Floor	411.5	38.23
Second Floor	412.5	38.32
TOTAL	824	76.55

Asking Rent

Available by way of a new IRI lease on terms to be agreed at a quoting rent of £12,500 per annum exclusive.

Business Rates

Business Rates will need to be reassessed depending on the split or take up of office space.

Interested Parties to make their own enquiries with the local rating authority.

EPC

This property has an EPC rating of D(92).

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

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Date of Preparation

14 March 2024