

The Exchange

BANK STREET, BURY, BL9 0DN

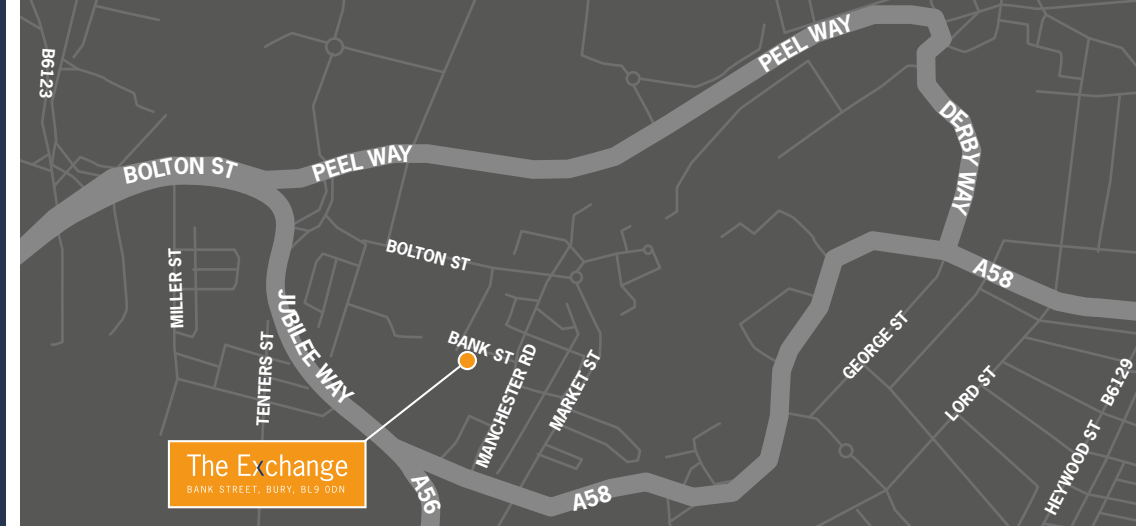
MODERN
OFFICE
SUITES
FROM
831 SQ FT



TO LET

LOCATION

The Exchange is situated off Bank Street and Manchester Road, Bury. The property is in the heart of Bury town centre and is easy access to the bus and tram interchange and approximately 1 mile east of junction 2 of the M66 motorway. The Millgate and Rock shopping facilities are nearby.



DESCRIPTION

The Suites have been recently refurbished and benefit from the following specification:

- Gas central heating
- 8 person DDA compliant lift
- LG7 compliant lighting
- Perimeter trunking
- 24/7 access
- Car parking
- Commissionaire
- Air-conditioning
- Separate glazed office



ACCOMMODATION

	SQ FT	SQ M
SECOND FLOOR SUITE 1	3,373	313.36
FIRST FLOOR SUITE 3	831	77.20

FURTHER INFORMATION

RENTAL

To be agreed between the parties.

SERVICES CHARGE

There is a service charge levied to cover the maintenance of the common areas, the manning of reception and the utilities provided.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The Rateable Value is available upon request. Rate relief may be available and interested parties are advised to contact Bury Council Rates Department on 0161 253 5000.

VAT

All rents, where quoted, are exclusive of, but will be liable to, VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be made available on request.

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BLAZE MARKETING 0161 387 7252



VIEWING

Strictly by appointment with the Sole Agent:



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