

LESTER HOUSE BUSINESS CENTRE, 21 BROAD STREET, BURY, BL9 0DA



92 - 3,000 Sq Ft (8.54 - 278.70 Sq M)

- **MODERN OFFICES**
- **TOWN CENTRE LOCATION PROVIDING EASY ACCESS**
- **FLEXIBLE TERMS**
- **IMMEDIATE OCCUPATION AVAILABLE**



0161 763 0828



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[@NolanRedshaw](https://twitter.com/NolanRedshaw)

LOCATION

Located in Bury Town Centre, 9 miles from Manchester City Centre, close and easy access to the M66 Motorway which connects directly to the M60.

Direct Metro Link service to Manchester with a tram stop 5 minutes away, close to the local bus Interchange and to local Restaurants and Cafe's adjacent to Town Centre Shops - The Rock, The Millgate & The World Famous Bury Market.

6 Local Car Parks within walking distance

DESCRIPTION

- Immediate Occupation Available
- Modern Offices with Contemporary Furniture
- Town Centre Location - Easy Access
- Offices With Windows Providing Natural Light & Fresh Air
- High Speed Fibre Internet Available with WiFi
- Flexible Terms Available
- 2 person offices / 4-6 person offices / plus full floor for up to 60 people
- Close to Metrolink, Bus Station, Shops and Restaurants
- Rent-free Incentives Available
- Lift to Upper Floors and Fully DDA Compliant
- Complimentary Tea & Coffee- Kitchens and Breakout Areas
- Free Meeting Rooms Available
- Office Configuration Planning Available
- Panoramic Views Over Town Centre

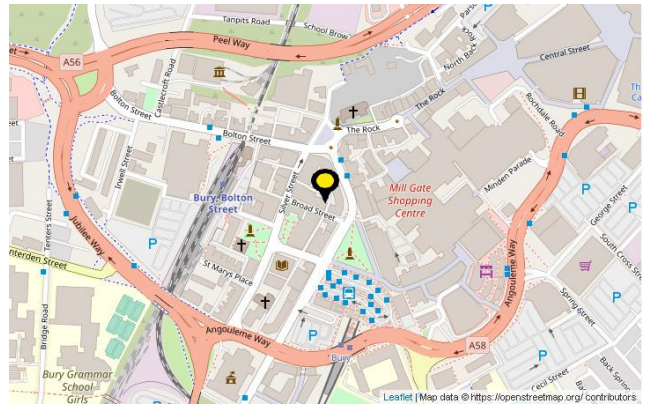
ACCOMMODATION

	Sq. ft	Sq. m
	92 – 3,000	8.54 - 278.70

(Measurements to be confirmed)

SERVICE CHARGE

Included in rent.



LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the agents
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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