

VIP OFFICE SUITE - IMPERIAL HOUSE, HORNBY STREET, BURY, BL9 5BN



1,784 Sq Ft (165.73 Sq M)

- **27 WORK STATIONS**
- **AMPLE CAR PARKING**
- **ON SITE SUPPORT TEAM**
- **AVAILABLE FROM SEPTEMBER 2023**



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LOCATION

The Centre is approximately one mile from Junction 2 of the M66, and less than five minutes' walk from the Bury Metro - with public transport links into Manchester and the local area. Manchester Airport is approximately 17 miles from Imperial House.

DESCRIPTION

The space consists of one large office area and another unit that has a large meeting room and 2 internal offices, there is a one off monthly fee that includes the following:-

- Licence Fee.
- Business Rates.
- Service charge.
- Buildings insurance.
- Heating, lighting, utilities*.
- Furniture.
- Individually controlled Air Conditioning.
- Car parking.
- Gym.
- Reception Support – including call answering.
- Daily cleaning – common areas and individual offices.
- Security – 24/7 access, state of the art CCTV security system.

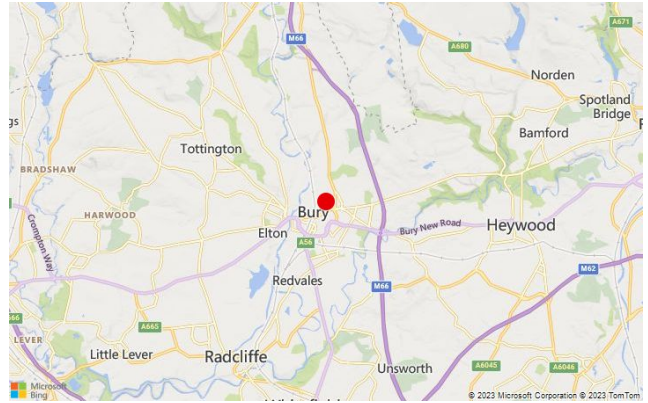
Additional costs to consider

- Phone System offering unified communication, lines & handsets included. Calls either on pay as you use basis or inclusive call bundles also available.
- Roaming Wi-Fi Main Internet line with auto failover onto back up for added resilience – packages starting from £25+VAT per month.

Additional Support/Services

- Office configuration including IT and telecoms set up for a seamless move in.
- Onsite support team and facilities management.
- Reception services and professional reception area.
- Photocopying and printing facilities.
- Incoming mail handling.
- Access to meeting and conference rooms for hire.
- Olive's coffee shop offering sandwiches, snacks, corporate buffets, and hot homemade meals – open from 8.30am-(20% off 1st month, excluding corporate buffet's)
- Use of common areas (breakout area and kitchens)

***Based on fair usage**



ACCOMMODATION

Total Area	1,784 Sq. Ft.	165.73 Sq. M.
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(Measurements to be confirmed)

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£7,129 plus VAT per month.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by appointment with the sole agents.
Nolan Redshaw

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