

## MILLETT HOUSE, MILLETT STREET, BURY, BL9 0JA



**1,345 Sq Ft (124.95 Sq M)**

- **EXCELLENT ACCESS TO A58 RING ROAD**
- **ATTRACTIVE REFURBISHED SUITE**
- **CAR PARKING**

## LOCATION

Millett House is situated on Millett Street, Bury, close to the Junction of Bolton Street (A58), which links to the Bury Ring Road system and also provides access between Bury and Bolton town centres.

Bury town centre is situated 5 miles to the west of the premises, where retail, transportation and leisure facilities can be found. The premises are also in close proximity to the Bury Grammar Schools.

## DESCRIPTION

Millett House is a self-contained office building in an attractive but traditional design.

Accommodation is available at ground floor, first floor and a small area on the second floor. The suite has been refurbished.

There is car parking available in the courtyard to the front.

## ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	214	19.97
First Floor	852	79.14
Second Floor	278	25.88
<b>Total Area</b>	<b>1,345</b>	<b>125.04</b>

(Measurements to be confirmed)

## RENTAL

£19,000 per annum.

## SERVICE CHARGE

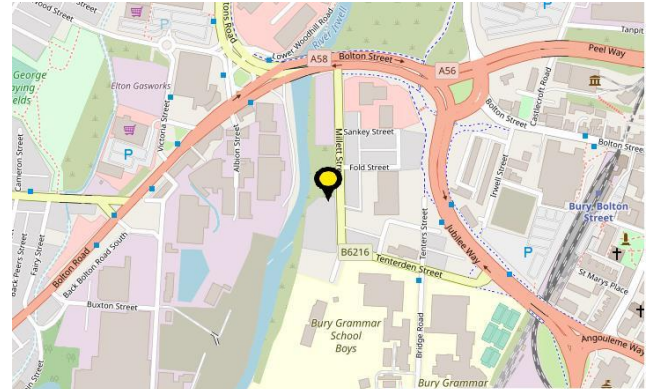
A small Service Charge is levied to cover any common areas.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

The rates will be separately assessed.



## 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 Agent:  
**NOLAN REDSHAW**

Contact: Harry Bowers  
Tel: 0161 763 0826  
Email: [harry@nolanredshaw.co.uk](mailto:harry@nolanredshaw.co.uk)

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto: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.

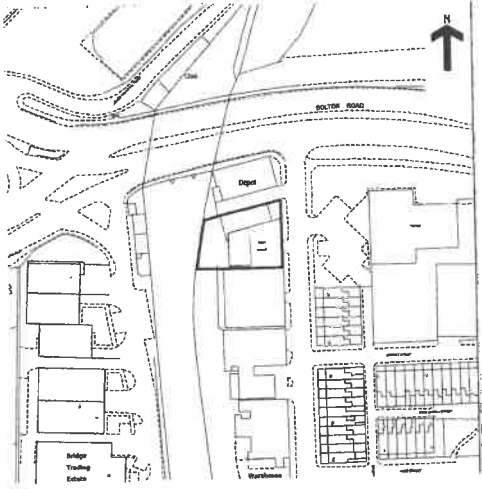


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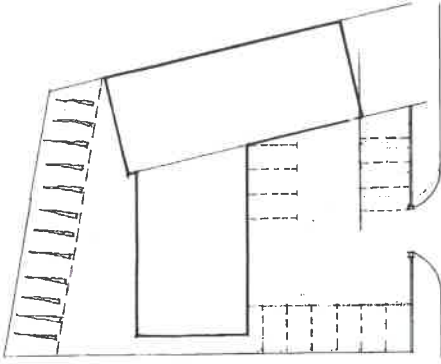




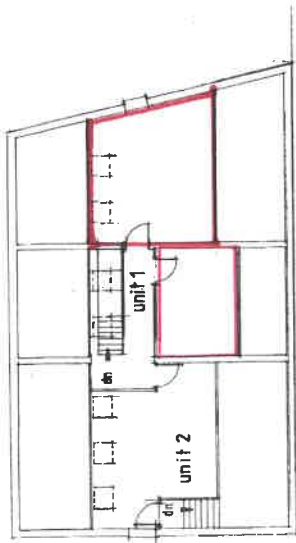




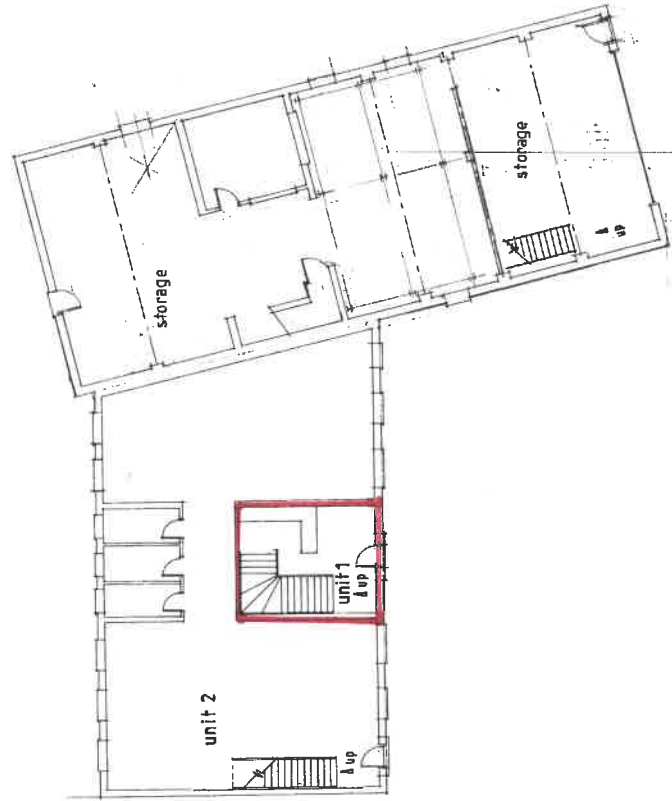
LOCATION PLAN 1:1250



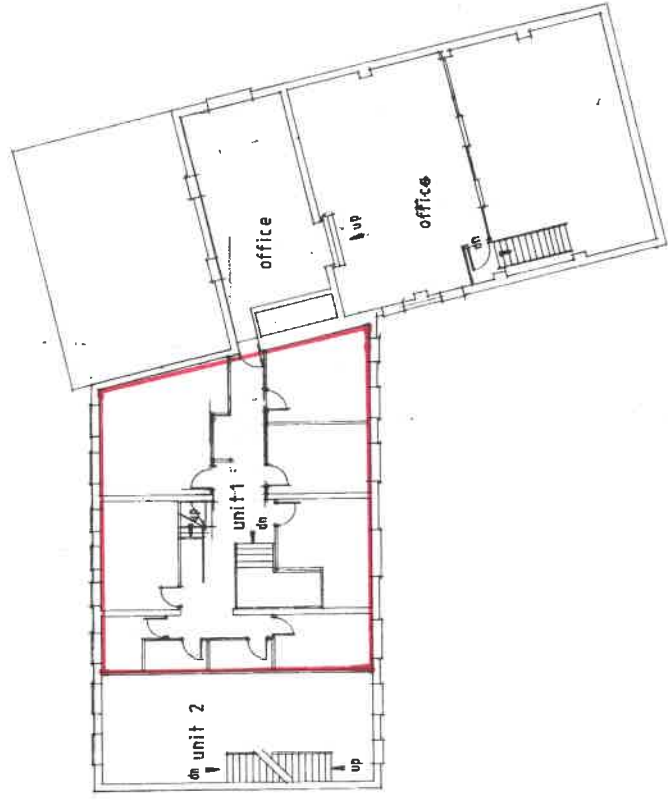
SITE PLAN 1:250



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

PLAN REFERRED TO

