

## **SUITE 310, LESTER HOUSE BUSINESS CENTRE, 21 BROAD STREET, BURY, BL9 0DA**



**1,674 Sq Ft (155.51 Sq M)**

- **24 HOUR ACCESS**
- **CCTV SECURITY AND FOB ACCESS**
- **TOWN CENTRE LOCATION**
- **3 PARKING SPACES INCLUDED** (more parking available if required).



**0161 763 0828**



[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)



[info@nolanredshaw.co.uk](mailto:info@nolanredshaw.co.uk)



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

## LOCATION

Lester House is located on Broad Street in the centre of Bury, in close proximity to the transport interchange and opposite the entrance to the Mill Gate shopping centre.

## DESCRIPTION

- Office furniture provided - one desk and chair per person .
- Air Conditioning and heating- individually controlled in all offices and communal areas.
- Service Charge and Utilities included in rent.
- Private Board Room & Managers Office.
- 20 plus person office.

## ACCOMMODATION

	Sq. ft	Sq. m
<b>Total Area</b>	<b>1,674</b>	<b>155.51</b>

(Measurements to be confirmed)

## RENTAL

\*Rent Free then Starting Rent £2,000 pcm plus.

\*Starting rent based on 3 year contract with first month rent free followed by 5 months @ £2,000 pcm plus vat followed thereafter by rent @ £4,450 pcm plus vat.

## LEGAL FEES

Each party to be responsible for their own legal fees incurred in the transaction.



## VAT

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

## VIEWING

Strictly by appointment with the agents

## NOLAN REDSHAW

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

Contact: Paul Nolan

Tel: 0161 763 0822

Email: [paul@nolanredshaw.co.uk](mailto:paul@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.



 **0161 763 0828**

