

BRIDGE HOUSE, BURY NEW ROAD, HEAP BRIDGE, BURY, GREATER MANCHESTER, BL9 7HT



REFURBISHED OFFICES

952 Sq Ft (88.44 Sq M)

- **SUPERBLY LOCATED JUST OFF JUNCTION 2, M66**
- **ON-SITE CAR PARKING**
- **LIFT TO ALL FLOORS**



0161 763 0828



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LOCATION

Bridge House is situated in a prominent main road position at Heap Bridge, Bury, close to Junction 2 of the M66 motorway, which leads to the M60 Manchester orbital motorway and the M62. This is a highly prominent location.

DESCRIPTION

An impressive, refurbished, four-storey building fronting Bury New Road, with on-site car parking available by way of separate negotiation.

The offices benefit from a shared reception, with a lift serving all floors. The suites are mostly open plan, with integral lightweight partitioning.

The accommodation benefits from the following:

- * Serviced Lift
- * Air Conditioning
- * Kitchen Areas
- * CAT 5 Cabling

ACCOMMODATION

	Sq Ft	Sq M
First Floor		
Office C	952	88.44
Total Area	952	88.44

RENTAL

Office C - £7.50 per Sq. ft

LEASE TERMS

The offices are to be offered by way of a new full repairing and insuring lease, for a term to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The in-going tenant will be responsible for all business rates. It may be possible for the small suite to benefit from Small Business Rates Relief. Further enquiries are to be made with Bury Council, tel. 0161 253 5000.



SERVICE CHARGE

A service charge will be levied for maintenance of common areas.

VAT

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

EPC

An Energy Performance Certificate can be made available on request.

VIEWING

By appointment with the Sole Agent, **NOLAN REDSHAW**.

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

Contact: Paul Nolan
Tel: 0161 763 0822
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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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