

SUITE A2, SANTIAGO HOUSE, CUBA INDUSTRIAL ESTATE, BOLTON ROAD NORTH, RAMSBOTTOM, BL0 0NE



1,450 Sq Ft (134.7 Sq M)

- **GOOD MOTORWAY ACCESS**
- **ESTABLISHED BUSINESS LOCATION**
- **SECURE SITE WITH EXCELLENT CAR PARKING**



LOCATION

Santiago House is located at the entrance to Cuba Industrial Estate, a popular business estate located in Stubbins, close to the M66 Motorway at Junction 1.

The property also has excellent links to the local road network, to Ramsbottom Town Centre and beyond.

DESCRIPTION

The property provides a self-contained office suite. Suite A2 has the benefit of double glazed UPVC windows, suspended ceilings and is carpeted throughout.

The suite has its own access, with Male and Female toilet facilities and kitchen area.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	1,450	134.70

(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

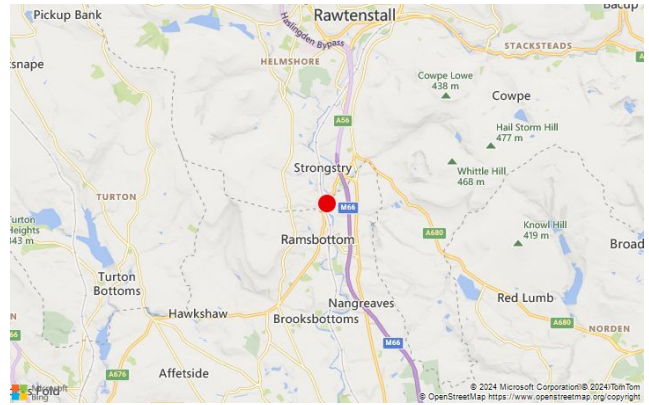
£13,050 per annum, plus VAT

SERVICE CHARGE

A charge will be levied, in relation to provision of services, at £237.12 plus VAT per annum.

BUILDINGS INSURANCE

£580.44 plus VAT per annum.



LEASE TERMS

The suite is offered on a leasehold basis on terms to be agreed. Consideration will be given to short term occupancy.

LEGAL FEES

Each party to be responsible for their own legal fees.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the sole agents.

Nolan Redshaw

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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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