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Belgrave Place 6 Manchester Road, Bury
BL9 0ED

£2,100 PCM

Hyde Estates presents this prestigious four-story office building in Bury's professional district. Featuring versatile suites, excellent transport links, and a central location, ideal for a corporate headquarters Approx 3250 SQ FT.

Hyde Estates is proud to present this impressive four-story mid-terrace building, perfectly suited for a professional firm or corporate headquarters. Located in the prestigious Belgrave Place, the property is nestled in the heart of Bury's professional district, surrounded by established solicitors, law firms, and financial institutions. The area boasts a rich cultural backdrop, neighboured by St Maries RC Church, the Bury Art Museum, and The Fusilier Museum. This prime location benefits from a vibrant mix of independent businesses and unparalleled transport links, sitting just a short walk from the East Lancs Railway Station and Bury Interchange for seamless bus and Metrolink access.

The building's stately entrance is marked by a private lawned area leading to a prominent blue door and a welcoming entrance hall. Spanning four levels, the interior offers a versatile layout: the ground floor features two expansive office suites with an additional office and kitchen, while the split-level first floor provides four further offices and dedicated male and female facilities. The second floor is dedicated to a large, private office suite with a separate storeroom, complemented by substantial storage capacity on the lower ground floor. Throughout the property the suites offer carpeted flooring, LED lighting and gas central heating. An additional option of private parking is available.

Location: strategically positioned on an established commercial row, Belgrave Place connects Manchester Road directly to Silver Street. This central location ensures effortless connectivity for staff and clients alike, offering rapid access to the M66 motorway (Junction 2), the Bury East Lancs Railway Station, and the main Metrolink hub. Its combination of historic prestige and modern accessibility makes it a standout choice for businesses looking to establish a high-profile presence in the region.

Use class: E

Approx internal floor area: 302 SQ M (3250 SQ FT)

EPC: E

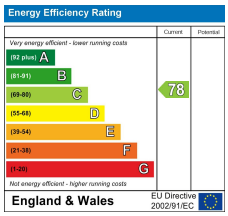
Terms: FRI (Full Repairing and Insuring)

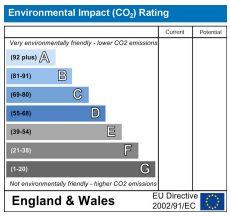
VAT: we understand the property is not liable for VAT

Business rates: The property is described as " Offices and premises" with a current ratable value of £25,000 per annum. This is the rateable value for the property; it is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. For further information please contact Bury Council's Business Rates Department on 0161 253 5000.

Legal costs: each party to bear their own legal costs

Viewings: contact Hyde Estate & Letting Agents on 0161 773 4583





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