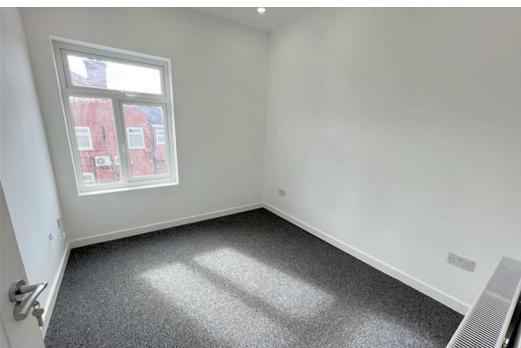




**363A Bury Old Road - Suite 3, Manchester
M25 1QA**

£495 PCM

Hyde Estates present this modern first-floor suite in the heart of Prestwich. Features include 24/7 access, intercom entry, and communal kitchen/shower facilities. Rent is all-inclusive of heating, lighting, and rates. Ideally located for the M60 and Metrolink.



Description

Hyde Estates are pleased to offer Suite 3, a contemporary workspace situated within a select professional building on Bury Old Road. This first-floor office is one of only four suites, ensuring a quiet and focused work environment. The tenancy is designed for simplicity, with a monthly rent that covers heating, lighting, and business rates. Tenants enjoy shared access to high-quality amenities, including a kitchen, shower facilities, and well-maintained communal areas. Security and convenience are prioritized via intercom access and 24-hour building availability. Positioned on a major arterial route near Heaton Park, the location offers unrivaled connectivity to Manchester City Centre, the M60 (Junctions 17 & 19), and extensive public transport links including the Heaton Park Metrolink.

Accommodation suite 3: 9`11" x 8`10" – 74 sq ft

Viewings: contact Hyde Estate & Letting Agents 0161 773 4583

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

