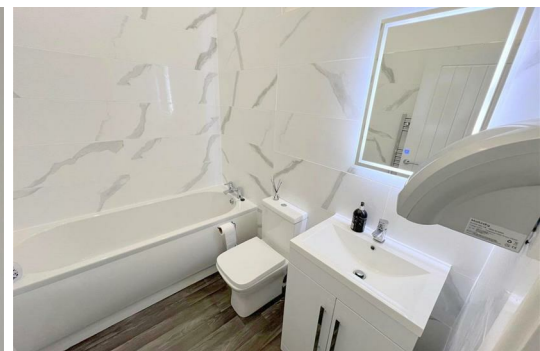
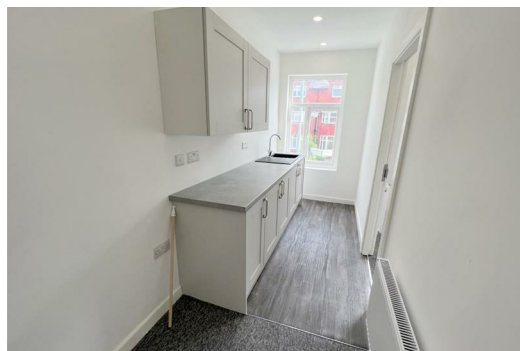




**363A Bury Old Road - Suite 1, Manchester  
M25 1QA**

**£525 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.

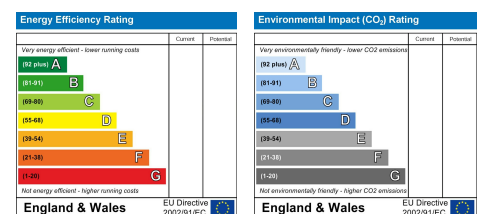


## Description

Hyde Estates are pleased to offer Suite 1, 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 Heaton Park Metrolink.

Accommodation suite 1: 11'6" x 8'6" – 100 sq ft

Viewings: contact Hyde Estate & Letting Agents 0161 773 4583



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