



**Suite 5 Sulaw House, Prestwich
Manchester M25 1AA**

£350 PCM

Hyde Estates present office suite no 5 on the lower ground floor of Sulaw house, ideally located in the heart of Prestwich village. Easily accessible by major bus routes, Metrolink and the M60 Junction 17.



A well-presented reception area with intercom allows access to 14 office suites arranged over three floors. All benefit from communal facilities including, two kitchens, break area, 4 x WC's and a first floor decked outdoor terrace area. The rent is inclusive of lighting, heating and business rates with all suites featuring CAT 5 cabling, door entry phone and office furniture including desks, chairs and filing cabinets available by request. The building has 24-hour access and is monitored by CCTV, all communal areas are regularly serviced. There is free public parking to the rear of the building.

Location
Sulaw House is located on the corner of Bury New Road A56 and Chapel Street, just a short drive from the M60 Motorway junction 17. Just a short walk to Prestwich Metrolink station and bus routes to Manchester and Bury town centre.

VAT - we understand that the premises is not elected for VAT.
Terms - lease by negotiation
Viewings - please contact Hyde Estate & Letting Agents 0161-773 4583.

Office suite in the heart of Prestwich
All bills included in rent
Free public parking
Break room / kitchen / outdoor terrace
Excellent public transport links



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

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