

TO LET

UNIT F2, WATERFOLD BUSINESS PARK, BURY, BL9 7BR



2,015 Sq Ft (187.19 Sq M)

- TWO STOREY OFFICES
- POPULAR LOCATION
- HIGH QUALITY SPECIFICATION
- GOOD PARKING FACILITIES



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LOCATION

The premises are located on Waterfold Business Park, off junction 2 of the M66 motorway, approximately 1 mile from Bury town centre. Waterfold Business Park is a popular and established business location, home to a variety of businesses and benefits from a Village Hotel; gym; Starbucks and a pub.

DESCRIPTION

The premises provide first and ground floor accommodation, which is largely open plan in nature, but also features partitioned offices and a meeting room on the ground floor, as well as a dedicated store and server room on the first floor.

The accommodation has suspended ceilings, internal CCTV, Air Conditioning, CAT V cabling, central heating and male and female w.c's.

The premises has the benefit of 10 car parking spaces.

ACCOMMODATION

	Sq. ft.	Sq. m
Ground Floor	935.39	86.9
First Floor	1,079.62	100.3
Total Area	2,015	187.19

(Measurements to be confirmed)

RENTAL

£30,000 per annum

LEASE TERMS

The property is available by way of a new full repairing insuring lease, for a term to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

SERVICE CHARGE

There is a service charge levied to cover the maintenance of the common areas and landscaping. Approximately £2,402 per annum plus VAT.



RATES

The current rateable value is £28,273 per annum

VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request. The current rating is C.

VIEWING

Strictly by appointment with sole agent, NOLAN REDSHAW:

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

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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