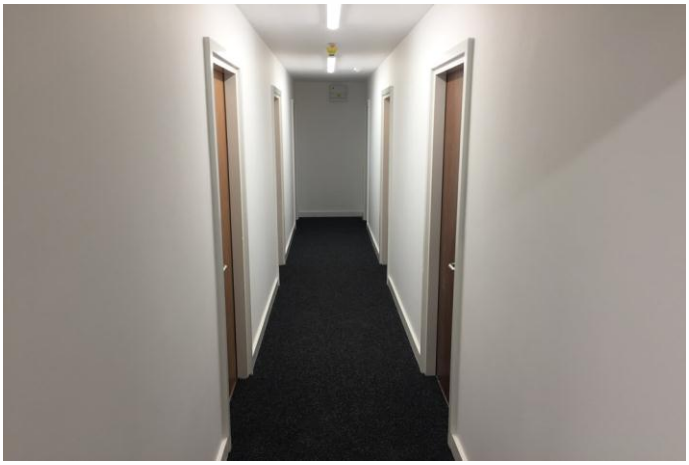
TO LET

RogerHannah

Office Suites, Britannia Mill, Cobden Street, Bury, Lancashire, **BL9 6AW**

Office Suites
From 96 sq ft to 122 sq ft)

- Available on Flexible Terms
- Refurbished to a High Standard
- Free Wifi (100mb fibre-optic broadband)
- Variety of Sizes Available (From 96 sq ft to 122 sq ft)



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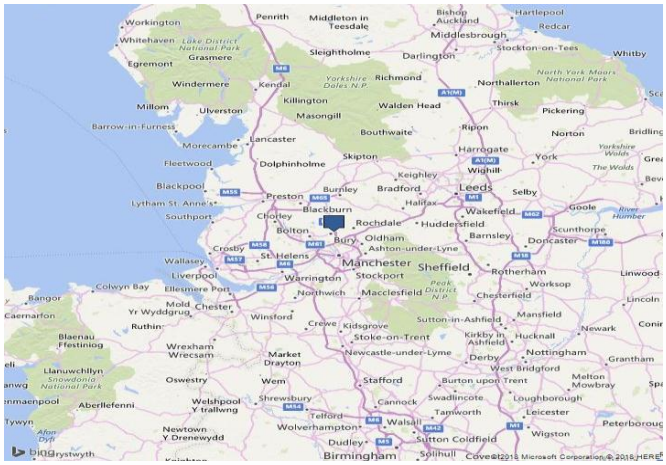

Location

The office suites are located on Samuel Street off Bright Street close to its junction with Bell Lane (B6222). Junction 2 of the M66 dual carriageway is half a mile to the east and Bury town centre is situated half a mile to the west of the subject property.

Description

Ground and first floor unfurnished office suites within Britannia Mill. Each office suite is located off the main corridor and comes with free Wi-Fi (via a 100mb fibre-optic broadband connection), secure entry/exit system into the office complex, shared printer/scanner facilities, use of the communal kitchenette and toilet facilities (including DDA). The office suites benefit from carpeted floors, plastered ceilings, a mixture of LED/fluorescent strip lighting and air-conditioning. There is no dedicated car parking though a free council car park is located a short walk from the office on the corner of Bright Street and Kay Street.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition), the approximate NIA and IPMS 3 - Office area is as follows:

Suite	Sq m/Sq ft	Rent per annum
3	8.92 sq m / 96 sq ft	£2,300
4	8.99 sq m / 97 sq ft	£2,300
5	8.89 sq m / 96 sq ft	£2,300
6	8.94 sq m / 96 sq ft	£2,300
7	11.32 sq m / 122 sq ft	£2,300
11	9.99 sq m / 108 sq ft	£2,300
12	9.59 sq m / 103 sq f	£2,300

Asking Rent

The suites are available on flexible lease terms at rentals set in the table above.

Business Rates

All interest parties to make their own enquiries via the Valuation Office Agency (link below):

https://www.gov.uk/government/organisations/valuationoffice-agency

EPC

D (86). A copy of the EPC is available on request.

VAT

All fees quoted are subject to VAT at the prevailing rate.

Legal Costs

The ingoing tenant will be responsible for the Landlords reasonable legal costs (including credit check). These are currently estimated to be £150 plus VAT.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah
Agent: Robyn Egan
T: 0161 817 3399
E: property@roger-hannah.co.uk

Date of Preparation

22 October 2019

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Regulated by RICS.