

TO LET



RogerHannah



Office 1

Various Offices - Britannia Mill, Cobden Street, Bury, Lancashire, BL9 6AW

Office Suites Available Now
208 – 463 Sq Ft
(19.41 – 43.02 Sq M)

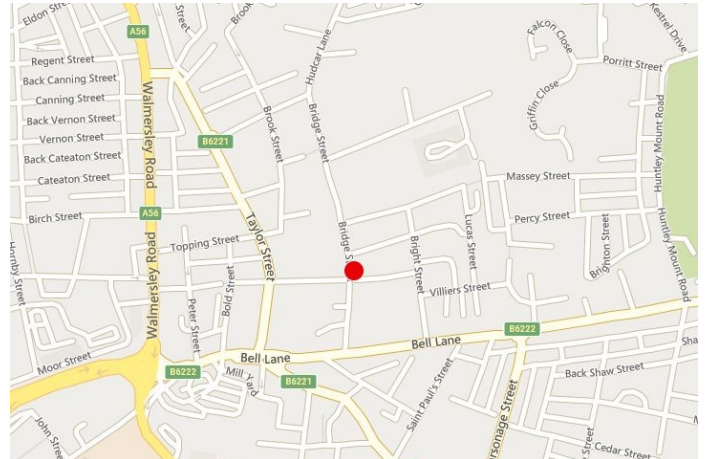
- Available on Flexible Terms
- Refurbished to a High Standard
- 100mb Fibre-Optic Broadband
- 2 – 8 person offices



Office 5



Office 6



Communal Area

Location

Britannia Mill is located on the outskirts of Bury Town Centre and offers office suites on Samuel Street and Cobden Street. Situated less than a mile to the Town Centre and 0.7 miles to Junction 2 of the M66 dual it provides perfect transport links. Shops and restaurants are all within a 10 minute walk.

Description

Various unfurnished offices available at Britannia Mill which have been refurbished ready to be moved into. All office suites come with 100mb fibre-optic broadband connection, secure entry/exit system into the office complex, use of communal kitchen and WC facilities, including accessible WC. The suites benefit from carpeted floors, plastered ceilings with a mixture of LED/fluorescent strip lighting and air conditioning. There is no dedicated parking at the mill however there is ample street parking and also a free council car park located a short walk on the corner and Bright Street and Kay Street.

EPC

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

VAT

This Property is VAT opted.

Business Rates

All interested parties are advised to make their own enquiries via the Valuation Office Agency.

Legal Costs

The Tenant is liable to pay one-off legal fee of £275 plus VAT for credit checks and preparation of Lease.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition), the approximate NIA of the available offices are as follows:

Office 1 463 Sq Ft / 43.02 Sq M

Self-contained ground floor office benefiting from a separate entrance, kitchen and shower room. With use of the communal WC situated at the rear of the office. The suite is available unfurnished.

Office 5 242 Sq Ft / 22.49 Sq M

First floor unfurnished office suite accessed via a shared communal entrance. Located off the main corridor with use of the communal kitchenette and WC facilities. These suits are cleaned weekly and have phone lines/broadband available from £25 pcm. Each suite has an intercom linked to the front communal door.

Office 6 208 Sq Ft / 19.41 Sq M

First floor unfurnished office suite accessed via a shared communal entrance. All benefits as included in Office 5.

Asking Rent

The office suites are available on flexible lease terms at the following rents:

Office 1	£11,575 per annum plus VAT
Office 5	£6,050 per annum plus VAT
Office 6	£5,200 per annum plus VAT

Viewing & Further Information

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

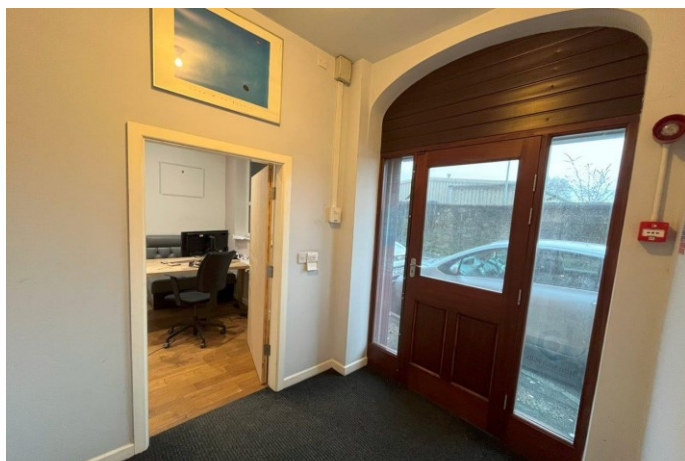
Robyn Egan

E: robynegan@roger-hannah.co.uk

T: 0161 429 1674

Date of Preparation

1st February 2024



Office 1 Entrance



Office 1 Kitchen



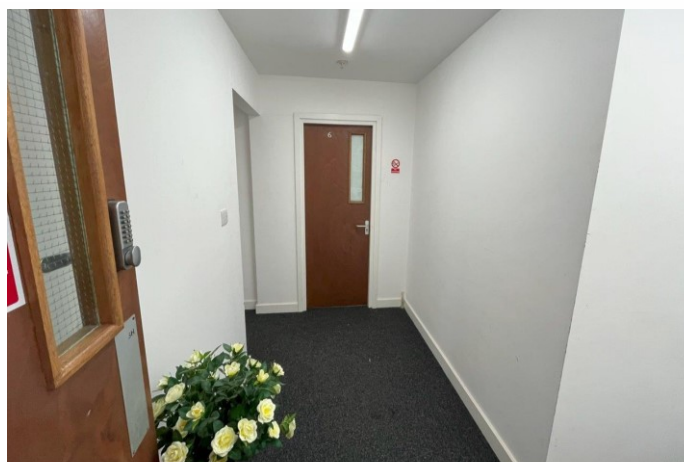
Office 1 Entrance



Office 5 & 6 Communal Entrance



Communal Kitchen



Communal Corridor