

IVY BUSINESS CENTRE

Crown Street, Failsworth
Manchester, M35 9BG



- Create Something Exciting With Us-

DESCRIPTION

Ivy Business Centre. Crown Street Failsworth M35 9BG

Ivy Business Centre is a multi-occupancy business centre comprising of ground floor industrial space and 5 storey office spaces. Located in Failsworth with excellent local transport links and access from the M60 motorway. 22 industrial business spaces and an onsite café occupy the ground floor with storage space available on both the first and second floors. The main body of the business centre is divided into a variety of separate office spaces measuring 115 – 4800 sq. ft. Each floor of the business centre features modern kitchens as well as bathroom facilities. The building also offers a modern reception with excellent front desk service, lifts and stair access throughout.

HISTORY

Ivy Business Centre operates from the historical Ivy Mill building in a town called Failsworth and is steeped in history. Until the 19th century, Failsworth was a small agricultural township linked, ecclesiastically, with the parish of Manchester. The Ivy Mill itself housed 75,000 spindlers used regularly on a daily basis, to produce 800,000 yards of cotton at its peak. Production of cotton ceased in 1939 in response to WWII in order to produce the famous Lancaster Bomber which brought King George to visit Ivy Mill.

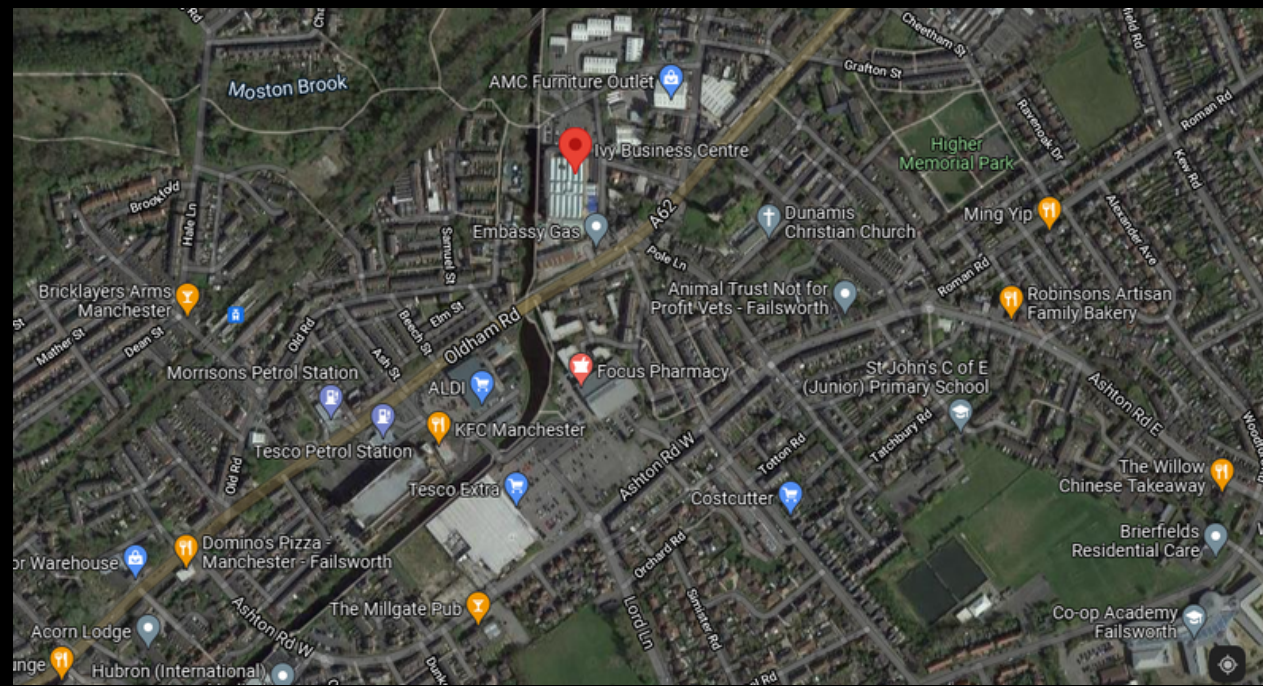
SITUATION

Running alongside the Rochdale canal, the Ivy Business Centre is located at the historic Ivy Mill in Failsworth.

You can reach Ivy Business Centre by Manchester Metrolink using trams to Rochdale town centre.

Trams from Manchester take 13-15 minutes.

By bus, the routes 83 & 85 connecting Manchester city centre to Oldham town centre run approximately every 10-15 minutes.



LOCATION

Failsworth is a town in the Metropolitan Borough of Oldham in Greater Manchester, England, 3.7 miles north-east of Manchester city centre and 2.9 miles south-west of Oldham.

Located off junction 22 of the Manchester orbital motorway M60, onto the A62 between Manchester city centre and the town of Oldham.

The business centre provides excellent access across the North of England.



PROPOSED OFFICE SPACE

Further to your enquiry we are pleased to provide you with the details of office space serving 7-10 persons. These offices range in size between 797.7 - 963 SQ FT. We trust these offices meet your business needs.



Access & Amenities

These offices are located on the first & second floor of the Ivy Business Centre. You can access the office via the main reception, accessible by both the stairs and internal lift. The service lift is also local available for your use if required and the second floor has both male & female toilets and a shared kitchen for your use.



BUSINESS CENTRE AMENITIES

We offer a range of amenities across our business centres. The Ivy Business Centre offers an excellent front desk service, onsite management and support team and onsite maintenance crew.

Our support team are on hand to ensure we meet your business needs and take care of any issues you may have.

- Modern Design
- Internet & WiFi Ready
- Vending Machines Throughout
- Toilet Facilities On Each Floor
- Shower Room on Floor 2
- Vending Machines On Each Floor
- Meeting & Conference Rooms
- Prayer Room
- Break Out Room With Pool Table & Table Soccer



OFFICE SPACE SUMMARY

Below is a summary of the office space we viewed during your visit to Ivy Business Centre. We trust that you found your visit was worthwhile, and that your business would fit in, here in our business community.

As always, if you have any further questions regarding the office space, the lease or general aspects of the Ivy Business Centre, please do not hesitate to contact us.

OFFICE SPACE OF INTEREST

OFFICE NAME	BUSINESS CENTRE	DESKS / PERSONS	SIZE SQ.FT	RENT (MTH)
1-18 - First Floor	Ivy Business Centre	8-10	862	£POA
2/07 - Second Floor	Ivy Business Centre	6-8	797.70	£POA
2/08 - Second Floor	Ivy Business Centre	9-10	891.50	£POA
2/12 - Second Floor	Ivy Business Centre	8-10 incl seperate office	818	£POA
L2-6 - Second Floor	Ivy Business Centre	9-10	963	£POA

FURTHER INFORMATION

UTILITIES

Not Included

CAR PARKING

Car parking permits available subject to availability. Car parking daily rate £3 per day.

INTERNET & PHONES

Tenant is responsible for telephones and internet. We can refer you to our local provider.

VAT

VAT will be applicable on the monthly rental fee.

OTHER FEES

A refundable fee will be levied for your office keys. General maintenance contributions may be discussed at time of lease negotiation.

HOW DO SIGN UP?

Visit the business centre, sign the lease, provide supporting ID and documentation and pay 1 month's deposit to secure your new office space.

BUSINESS CENTRE FORMS & IDS

Should you decide to join us at the Ivy Business Centre, we will ask you to provide the following forms of identification and documentation.

- ✓ New tenant information form
- ✓ Proof of identification
- ✓ Guarantor form (if required)
- ✓ Standing order mandate
- ✓ Public/Employers liability certificate
- ✓ Company corporation certificate



A group of four business professionals (two men and two women) are smiling and looking towards the right. They are dressed in professional attire. The background shows a modern office interior with large windows and glass doors.

Our new opening hours for Ivy Business Centre beginning
on
20th June 2022

Monday Wednesday Friday
5:30am - 8:30pm

Tuesday Thursday
6:00am - 8:30pm

Saturday
8:00am - 1:00pm

Sunday
CLOSED



JOIN OUR BUSINESS COMMUNITY

FROM £POA P/MONTH

For further information

Contact Dean Kirk

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