



**FIRST FLOOR SPACE COMPRISING THREE OFFICES & HALLWAY.  
LOCATED CLOSE TO MOTORWAY & BURY CENTRE. CAR  
PARKING ON SITE.**

## **Unit 3**

Brenton Business Complex, Bury, BL9 7BE

Serviced Office

# **TO LET**

**710 sq ft**

(65.96 sq m)

- FIRST FLOOR UNIT
- THREE OFFICE ROOMS AND HALLWAY
- CAR PARKING NEXT TO SITE
- COMMUNAL W.C.'S & KITCHEN

# Unit 3, Brenton Business Complex, Bury, BL9 7BE

## Summary

<b>Available Size</b>	710 sq ft
<b>Rent</b>	£1,100 per month
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon Enquiry

## Description

A first floor space approx. 710 SQ FT located in Brentwood Business Complex. The space comprises three office rooms and a hallway. There are communal W.C.'s and a kitchen. Externally there is a car park adjacent to the property.

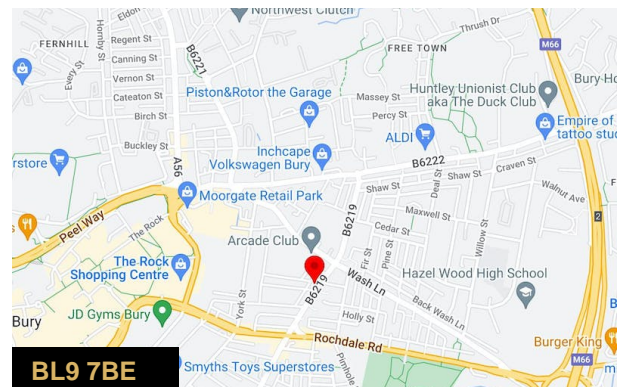
The space would suit a variety of businesses and the current configuration can be changed. Please note that the unit has it's own electric meter and the occupiers will be responsible for their own bills.

Access is made through the main entrance off the front car park area with secure intercom entry scheme to the central reception. No need to worry about parking for either your staff or visitors as you will have access to 2 FREE CAR PARKS LOCATED NEXT TO THE PROPERTY.

Each office is located off the main corridor and has use of the communal facilities / staff break out area and WC facilities.

## Location

Located on Wash lane within walking distance of Bury town centre. Wash Lane. Only half a mile for Junction 2 of the M66 close to Greater Manchester's motorway network. Manchester is only 7.8 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.



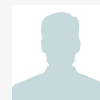
## Viewing & Further Information



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