

SANDRINGHAM HOUSE, HOLLINS BROOK BUSINESS PARK, ROACH BANK ROAD, BURY, BL9 8RN



2,545 Sq Ft (236.43 Sq M)

- **GROUND FLOOR OFFICES**
- **EXCELLENT ACCOMMODATION**
- **JUST OFF J3 M66**
- **AVAILABLE FROM MARCH 2021**

LOCATION

Hollins Brook is situated at junction 3 of the M66, which is approximately 2 miles north of the intersection with junction 18 of the M60 motorway. Bury town centre is approximately 2 miles to the north and central Manchester is only 9 miles due south. The site provides excellent access to all the centres of Greater Manchester.

DESCRIPTION

Sandringham House is a detached, modern office building and the accommodation is available on the ground floor.

The building is of steel frame construction with brick elevations, a tiled pitched roof with attractive ribbon glazing throughout with powder coated aluminium window frames.

Internally, the premises are fully DDA compliant and have the benefit of a raised floor, LED lights, partitioned meeting rooms, Male and Female WC, disabled WC incorporating a shower and kitchen area also available.

Externally, there is landscaped grounds that have full CCTV coverage, and 9 car parking spaces

ACCOMMODATION

	Sq. Ft.	Sq. m.
Total Area	2,545	236.43

(Measurements to be confirmed)

RENTAL

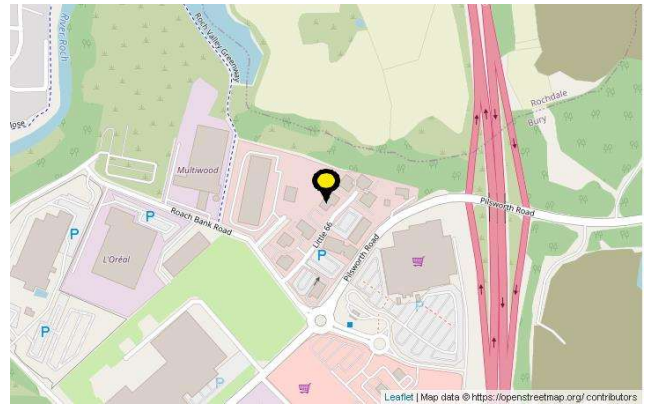
£16.00 per Sq. Ft. per annum exclusive.

SERVICE CHARGE

There is a service charge levied to cover maintenance of common areas and the external landscaping and CCTV.

LEASE TERMS

The premises are available on a new full repairing and insuring lease on terms to be agreed.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The current rateable value is £25,529 per annum.

VAT

Rents quoted are exclusive of but will be liable to VAT.

VIEWING

Strictly by appointment with the sole agents:

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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