

SUITE 3, ELMS SQUARE, BURY NEW ROAD, WHITEFIELD, M45 7TA



3,335 Sq Ft (309.82 Sq M)

- **EASILY ACCESSIBLE LOCATION CLOSE TO METROLINK**
- **EXTENSIVE CAR PARKING AVAILABLE**
- **MIXTURE OF OPEN PLAN AND CELLULAR OFFICES**



LOCATION

The offices are situated within the Elms Square development, fronting Bury New Road (A56), which serves as a main arterial route to Manchester city centre. Whitefield Metrolink Station is located 250 yards to the south of the development and Junction 17 of the M60 motorway is within 0.5 miles

DESCRIPTION

The development comprises a mixture of retail, leisure and office accommodation, with on-site operators including Total Fitness, Co-operative Pharmacy, Subway, Dominos Pizza and Morrisons Superstore.

The office suite is well presented and comprises of open plan and cellular accommodation at first floor level. The suite is self contained.

Externally, the site benefits from extensive customer car parking facilities and dedicated staff car parking.

ACCOMMODATION

	Sq. ft	Sq. m
Total Area	3,335	309.82

(Measurements to be confirmed)

SERVICE CHARGE

A service charge will be payable by the tenant to contribute towards the services provided to the common areas and external landscaping and maintenance.

RENTAL

£41,800 PAX.

LEASE TERMS

The premises are available by way of a new lease, with lease length to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The properties are described as "Offices & Premises" and have the following rateable value: £25,750 per annum.



VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

The office accommodation has an Energy Performance Asset Rating of C-52 and a copy of the Energy Performance Certificate can be made available on request.

VIEWING

Strictly by appointment with the agents.
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles
Tel: 0161 763 0825
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ANTI-MONEY LAUNDERING REGULATIONS

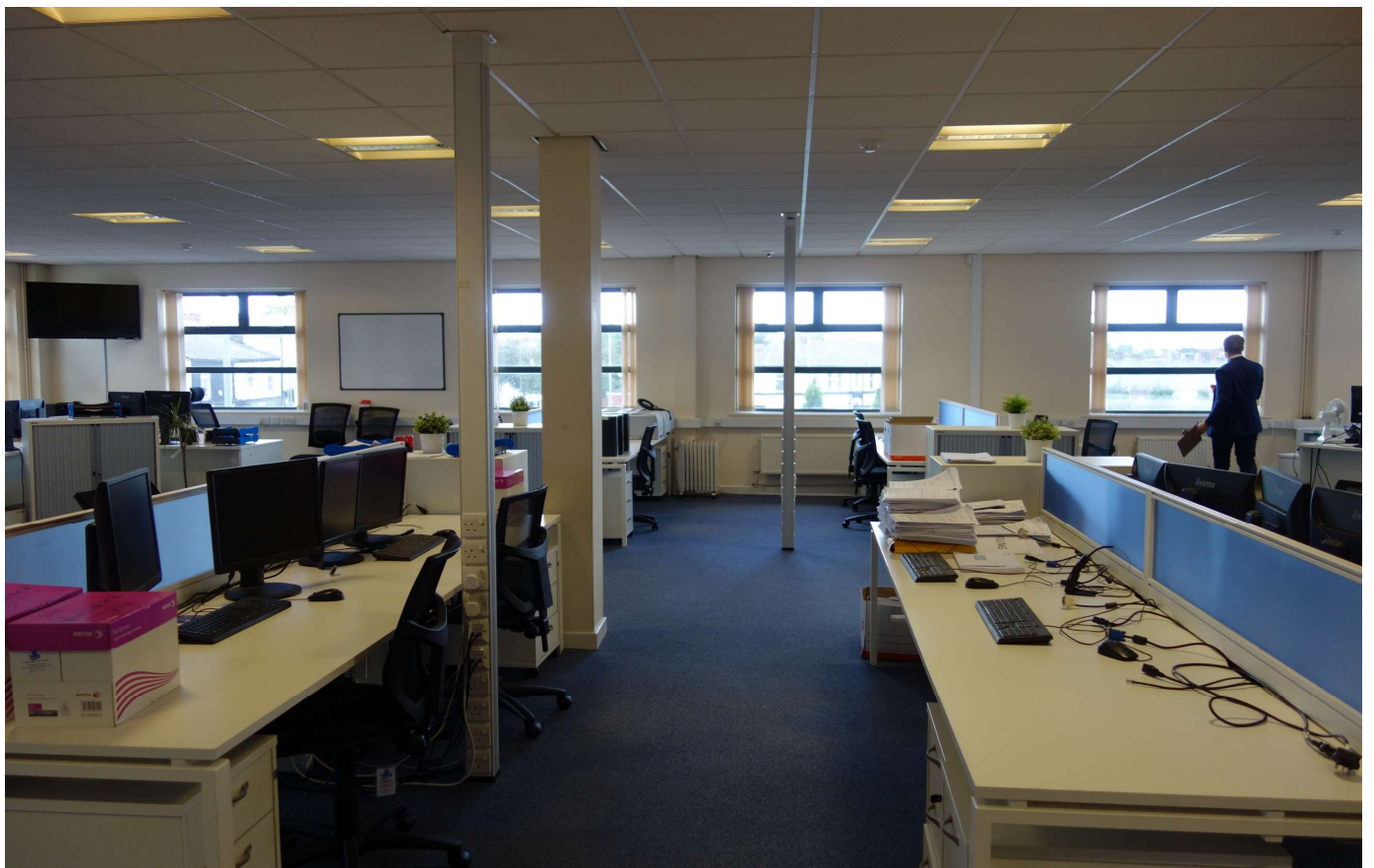
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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.











0161 763 0828





KEY

-  Smoke detector
-  Manual break glass call point
-  Heat detector
-  Illuminated LED drop blade emergency exit sign with direction
-  Sounder
-  Power Pole
-  Radiator
-  30min Fire Resistance

[Handwritten signature]

<p>BUILDING NAME: Elms Square Unit 3</p>	<p>ADDRESS: Bury New Road Whitefield M45 7TA</p>	<p>TITLE: General Arrangement Existing Layout</p>	<p>DATE: MAR 2015</p>
			<p>SCALE: DTS</p>
<p>MAGNUS</p> <p>Magnus Limited The Courtyard Catherine Street Macclesfield SK11 9ET</p> <p>t: +44 (0)1625 432105 f: +44 (0)1625 434140 e: info@magnusul.com w: www.magnusul.com</p>		<p>CD BY: CAD/DB</p> <p>SIGN OFF: P.J.L.</p> <p>Dwg No: ELM/U3/EX/PM</p>	