



Offices To Let

Topley House, 52 Wash Lane, Bury, North West, BL9 6AS

1,750 - 5,600 ft² (162.57 - 520.24 m²)

- Prominent Offices along Wash Lane
- Short distance from Bury Town Centre
- A range of suites available
- On site parking
- Excellent transport links
- Impressive glazed entrance/reception area

Description

Now available to let, heavily sought after large corporate glass-fronted office accommodation on Bury's second-largest main road, Wash Lane.

Topley House is an impressive purpose-built office building which boasts an impressive corporate reception area and lift, providing access to two separate floors of open-plan office space, accommodating over 50+ workstations, ideal for companies such as call centres, with ancillary breakout, kitchen, W/C and meeting room facilities. A private car park serving only the occupants of the Building is situated directly to the rear of the property.

The offering of office space is generously sized with open-plan floor plates as existing, however alterations will be permitted to split the accommodation into smaller suites to accommodate for smaller occupants, making the building accessible for all types of businesses.

Location

Topley House is located in a prominent location along Wash Lane, Bury. Situated a short distance from Bury Town Centre, it is within a 10 minute walk from both the Metrolink and Bus Interchange. Equidistant in the opposite direction is Junction 2 of the M66, directly accessible from Wash Lane. Therefore providing excellent transport links.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

First Floor	3,850 sq ft
Second Floor	1,750 sq ft
Total	5,600 sq ft

Rent and Lease Terms

Rents from £12.45 per sq ft.

The suites are available on internal repairing and insuring leases for a term to be agreed.

A service charge is also applicable and further information is available upon request.

Planning Use

Use Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Business Rates will be applicable, further information can be provided upon request.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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