



To Let - Modern Office Accommodation

Third Floor Castle Buildings, Market Place, Bury, North West, BL9 0LD

4,000 ft² (371.6 m²)

- Modern Office Accommodation
- Prominent Location in Bury Town Centre
- Excellent transport links
- Close to a number of Town Centre amenities

Description

The four story Castle Buildings, provide modern office accommodation, which was rebuilt behind an original stone façade in the early 2000's. The 3rd floor office space and the last remaining available suite provides a mix of open plan and cellular office accommodation completed to a modern standard in the heart of Bury Town Centre. The office benefits from a shared ground floor entrance area with lift access direct into the office accommodation, recently installed LED lighting, male, female W.C.s a small kitchen area, perimeter trunking, gas central heating and air conditioning.

Location

The Castle buildings occupies a prominent position fronting Market Place, opposite the Church of St Mary and close to th Town Centre amenities as it is a short walk to both Mill Gate and The Rock Shopping Centres, in Bury Town Centre.

The property has also great transport links as it is situated close to the A58 which links Bury with Bolton and Rochdale, the A56 which provides a direct route to Manchester city centre as well as the M66 motorway which ultimately leads to all other major motorway networks. Bury Interchange can also be accessed within a 5 minute walk from the subject property.

Accommodation

We have been provided with the floor areas by the client and we understand the 3rd floor extends to a total of 4,000 sq ft of accommodation.

Rent and Lease Terms

£40,000 Per annum exclusive exclusive of all other outgoings.

The lease will be held on full repairing and insuring lease for a term to be agreed.

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. Further information can be provided upon request.

Planning Use

Use Use Class E – Offices

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £33,750

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk



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