

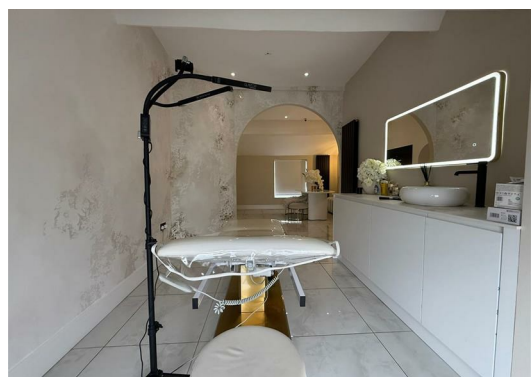
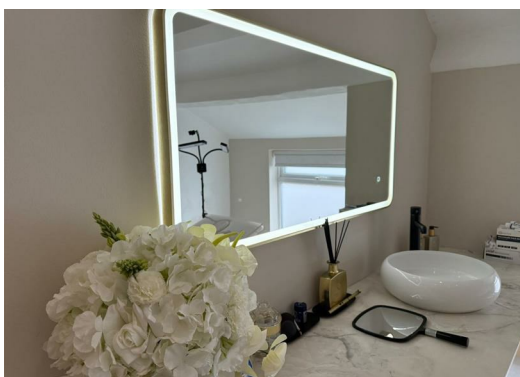
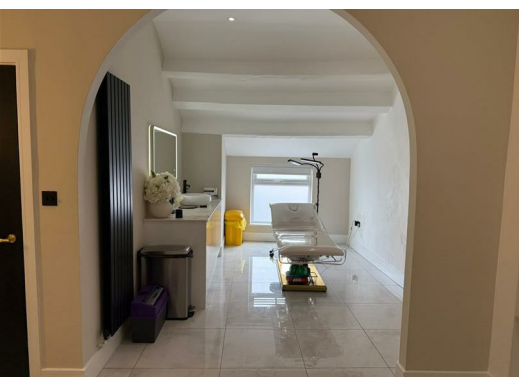


Bell Lane, Bury, Greater Manchester BL9 6BA £2,995 Per Month

This modern and well-appointed office building situated in its own plot with private car parking for its clients enjoys a prominent main road position close to the heart of Bury Town Centre, just a short distance from The Rock Shopping Centre. The building has had an extensive refurbishment and is in top condition and therefore suitable for a number of businesses.

Offering high-quality accommodation across two floors, the property is arranged into a variety of office suites/rooms along with a welcoming reception area, kitchen facilities and toilet facilities on both floors. The building benefits from two entrances and from access to the local networks, bus routes, Bury Tram, neighboring towns, within close proximity to Fairfield General Hospital and other businesses/retail outlets nearby.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Reception Room

17'4" x 11'1" (5.30 x 3.40)

Room1

9'10" x 8'10" (3.00 x 2.70)

Room 2

13'9" x 13'5" (4.20 x 4.10)

W.C..

7'10" x 5'10" (2.40 x 1.80)

Kitchen

5'6" x 12'1" (1.70 x 3.70)

Room 3

13'9" x 25'11" (4.20 x 7.90)

Room 4

14'1" x 13'5" (4.30 x 4.10)

Room 5

8'6" x 5'2" (2.60 x 1.60)

W.C.

4'3" x 9'2" (1.30 x 2.80)

Disclaimer

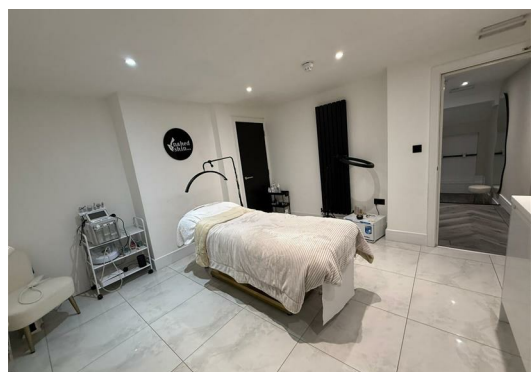
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings. For further information please call 01706 823 131.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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