



# THE BELMONT

MANCHESTER // MIDDLETON ROAD // M8 4JY

## TO LET

NEWLY REFURBISHED OFFICE SPACE

SUITES FROM 300 - 2,800 SQ.FT.



## LOCATION

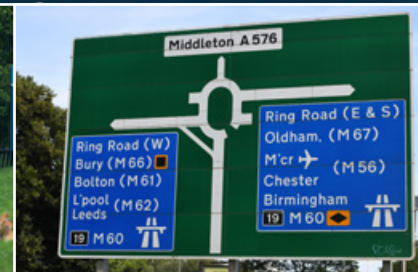
LOCATED ON MIDDLETON ROAD (A576), THE BELMONT PROVIDES A CONVENIENT POSITION, CLOSE TO THE MOTORWAY NETWORK AND THE CITY CENTRE.

Located just over a mile away from J19 M60, you can also reach J18 M62 only 2.6 miles away. Manchester City Centre is 2.5 miles away (10 min drive), and Bury town centre only 6.8 miles away.

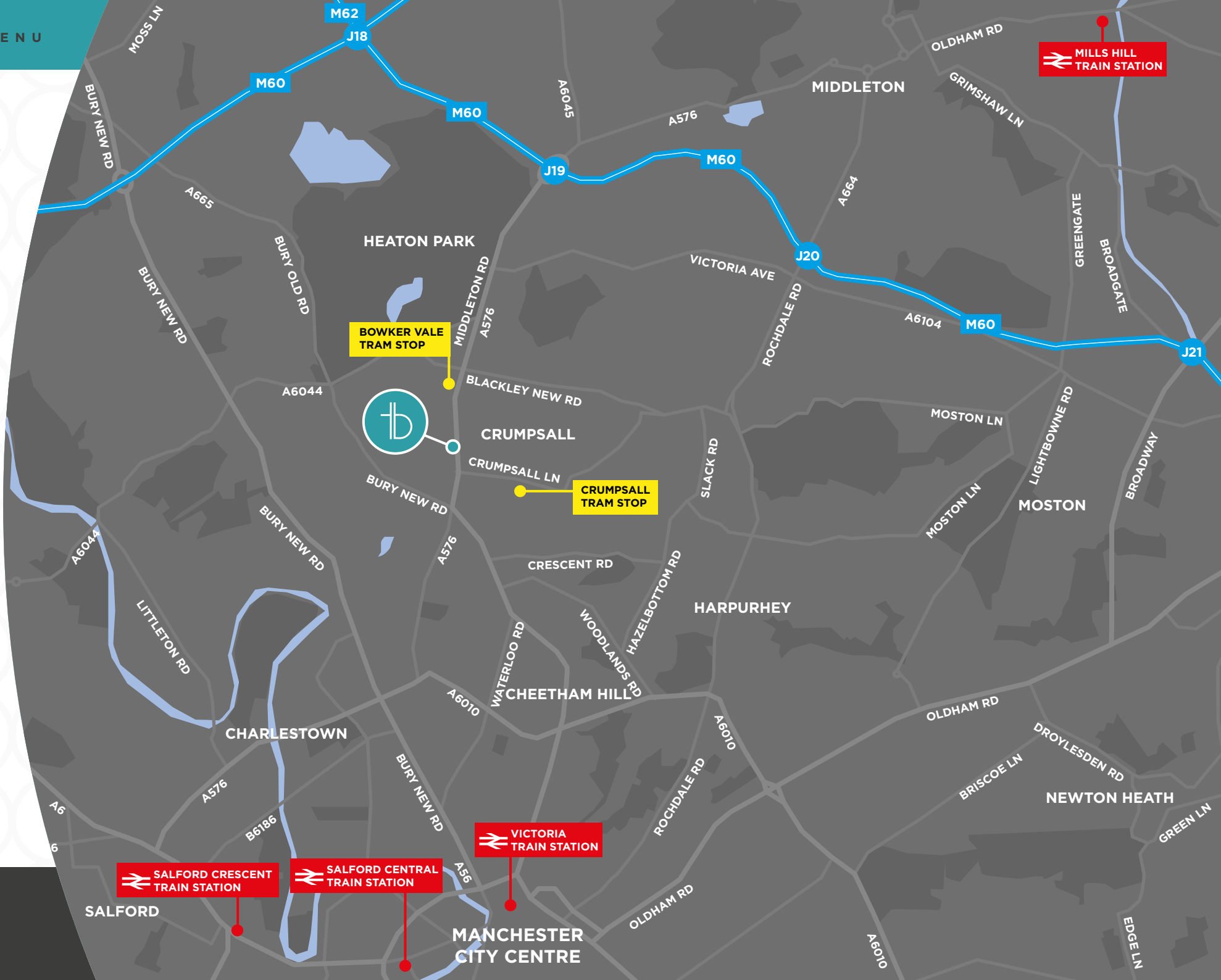
There are also numerous local amenities on hand as well as being in walking distance to both Bowker Vale and Crumsall metrolink stations.

[CLICK HERE FOR MAPS](#)

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# MAP



## DESCRIPTION

THE BELMONT IS A FANTASTIC CHARACTER BUILDING THAT HAS A LONG HISTORY IN THE AREA.

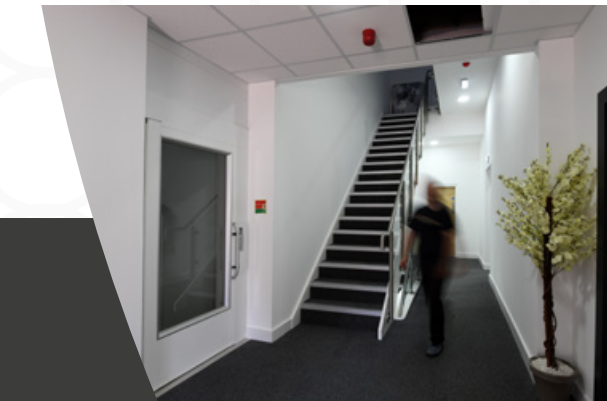
Originally the building was a hotel and pub, then school, and now newly renovated to provide modern efficient office space.

## SPECIFICATION

- Newly refurbished office space
- Air-conditioned suites
- Plentiful secure parking
- Excellent natural light
- Communal kitchens & wc's
- Passenger lift
- Disabled access
- Intercom system
- New UPVC double glazing

[CLICK HERE FOR PLANS](#)

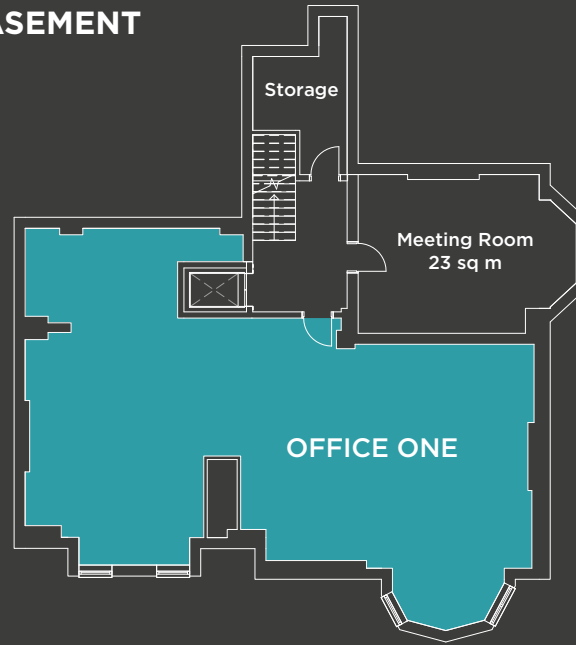
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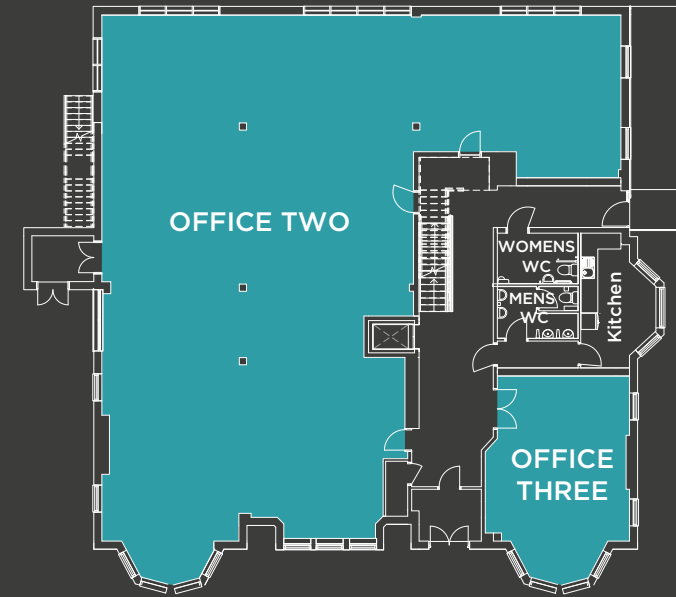
# ACCOMMODATION

| OFFICE | SQ FT | SQ M |
|--------|-------|------|
| ONE    | 1,066 | 99   |
| TWO    | 2,920 | 262  |
| THREE  | 377   | 35   |
| FOUR   | 1,819 | 169  |
| FIVE   | 872   | 81   |
| SIX    | 560   | 52   |
| SEVEN  | 301   | 28   |
| EIGHT  | 377   | 35   |
| NINE   | 431   | 40   |
| TEN    | 431   | 40   |
| ELEVEN | 527   | 49   |
| TWELVE | 237   | 22   |

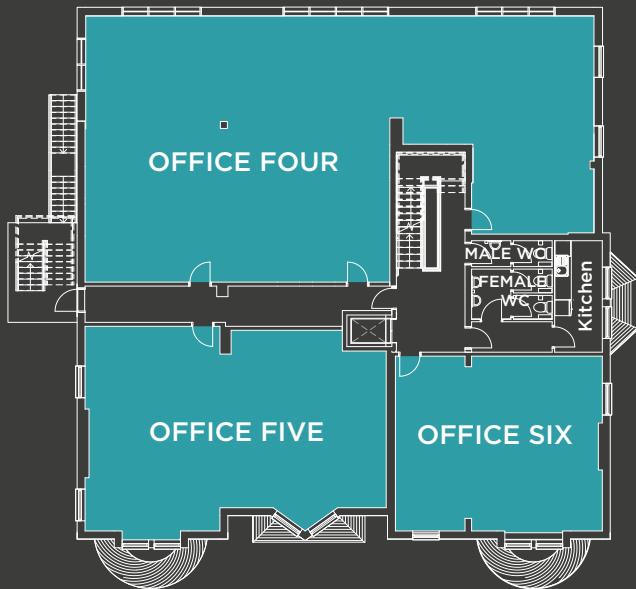
## BASEMENT



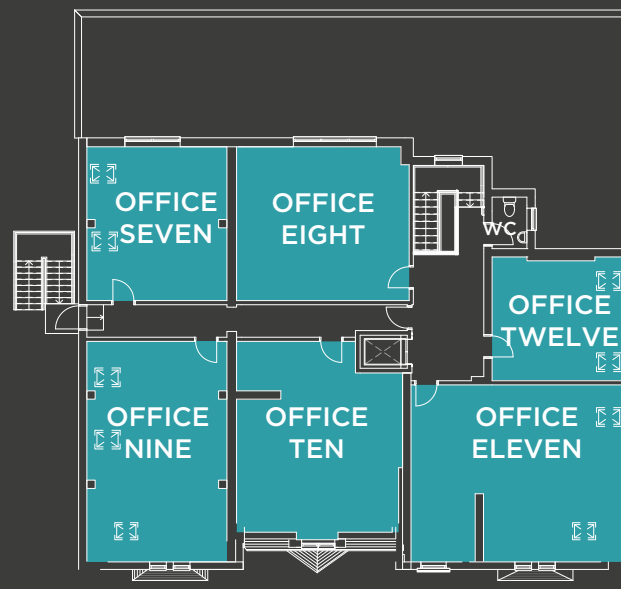
## GROUND FLOOR



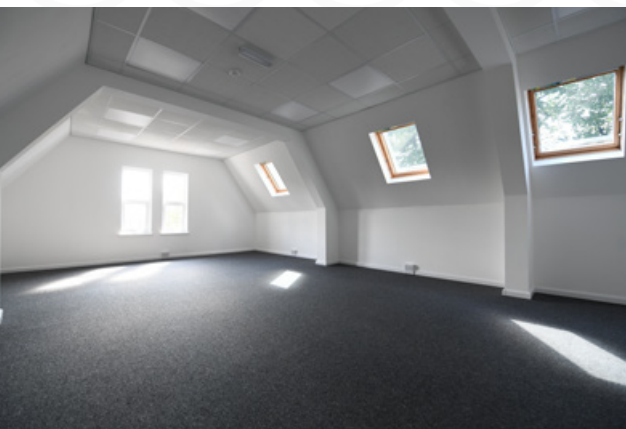
## FIRST FLOOR



## SECOND FLOOR



# GALLERY



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## TERMS

Office suites are available by way of a new lease to be agreed with the landlord.

## SERVICE CHARGE

Tenants will be liable for a service charge for the upkeep and maintenance of the property.

## BUSINESS RATES

Tenants will be liable to pay business rates directly to the local authority, if applicable.

## EPC

The building has an EPC rating of B35.

## IT/COMMS

The Landlords can provide high speed connectivity options via a dedicated fibre circuit offering speeds ranging from 100mbps up to 1gbps. Public Static IPs are also available. This can be deployed to any unit in the building almost instantly (this is dependent on the internal infrastructure of each unit). Telephony services can also be offered as part of any connectivity package. All IT is an extra cost.

In-suite network/cable infrastructure design and/or installation services can be also be provided.

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# FURTHER INFORMATION

For more details, please contact the joint agents:

**LONGDEN & COOK**  
 REAL ESTATE  
 0161 737 0111  
 info@longdencook.com

**wt gunson**  
 0161 833 9797  
 www.wtgunson.co.uk

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