



WALK THROUGH VIDEO AVAILABLE

**NO UTILITY BILLS, NO BUSINESS RATE, NO SERVICE CHARGE.
FOR ONLY £595. PRESTWICH TOWN CENTRE OFFICE SUITES.
FLEXIBLE TERMS AVAILABLE.**

Sulaw House

Suite 7, Chapel Street, Prestwich, M25 1AE

Serviced Office

TO LET

146 sq ft

(13.56 sq m)

- Communal Kitchen
- Prestwich Town Centre
- All Inclusive Rents (No Utility Bills, No Business Rates, No Service Charge).
- Walk Through Video To View.
- Furniture Packs Available

Where your business belongs

Sulaw House, Suite 7, Chapel Street, Prestwich, M25 1AE

Summary

Available Size	146 sq ft
Rent	£575 per month Service Charge, Utility Bills, Buildings Insurance, Business Rates All INCLUDED IN THE ASKING RENT.
Business Rates	Included in the asking rent.
Service Charge	Included In The Asking Rent.
EPC Rating	B

Description

Pearson Ferrier Commercial (VOTED NUMBER 1 COMMERCIAL AGENT OF THE YEAR 2021 & 2022 FOR DISPOSALS (RENTAL & SALES) IN GREATER MANCHESTER) are delighted to bring to the market the ALL INCLUSIVE office suites in the impressive Sulaw House, located in the heart of PRESTWICH TOWN CENTRE.

We are offering SUITE 7, a 2-3 workstation office located on the first floor of Sulaw House, this stunning character property converted into 15 modern office suites. NO UTILITY BILLS, NO BUSINESS RATE, NO UTILITY BILLS, FOR ONLY £575. PRESTWICH TOWN CENTRE OFFICE SUITES. FLEXIBLE TERMS AVAILABLE. A FURNITURE PACK IS AVAILABLE that includes Desks, Mobile Drawer Trolley, Letter trays, Chairs, Waste basket, Filing Cabinet.

The entrance has intercom access and a reception area. Each office benefitting from CAT V cabling and a server box. The rent includes Service Charge, Utility Bills, Buildings Insurance and Business Rates.

Sulaw House has a FREE public car park to the rear of the building, is fully fire alarmed, CCTV, 24 Hour 7 days a week state of the art monitoring, state of the art alarm system, beautifully appointed kitchens and staff rest room.

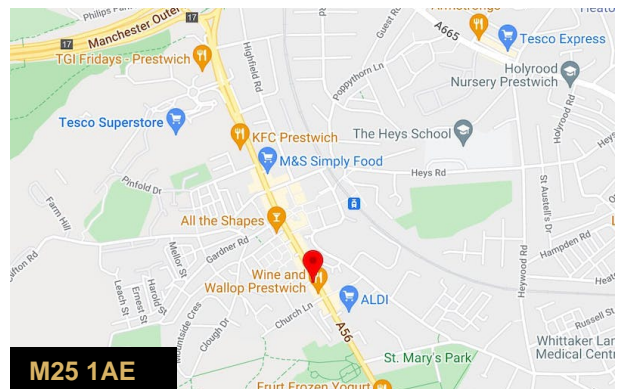
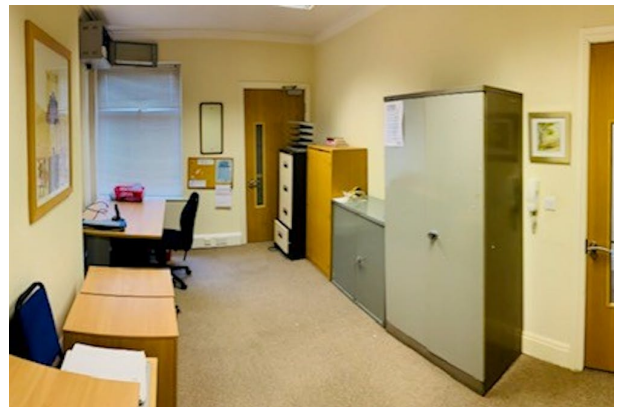
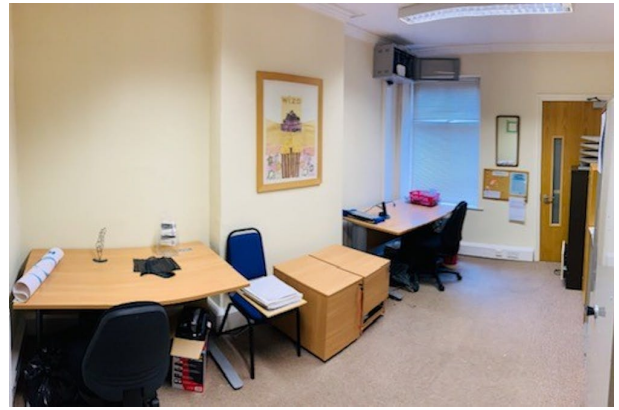
Viewing is by appointment only

Location

Sulaw House is located on Bury New Road, approximately 1 mile from motorway access (junction 17, M60), approximately 0.2 miles from Prestwich's metrolink station. Manchester town centre is only 4.2 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London.

VAT

We understand that the premises is not elected for VAT.



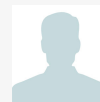
Viewing & Further Information



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