

FANTASTIC SELF CONTAINED OFFICE



## Newly Refurbished Self Contained Office Suite Now Available Within This Stunning Detached Victorian Building

### Oak Hill Court

171 Bury New Road, Manchester, Prestwich,  
Greater Manchester, M25 9ND

Office

**TO LET**

**988 sq ft**

(91.79 sq m)

- Stunning Detached Victoria Property
- Fully Refurbished
- Close To Prestwich Village And Motorway Access To Manchester City Centre
- Allocated Parking
- Self Contained
- Key Pad Access

Where your business belongs

# Oak Hill Court, 171 Bury New Road, Manchester, Prestwich, Greater Manchester, M25 9ND

## Summary

<b>Available Size</b>	988 sq ft
<b>Rent</b>	£917 per month
<b>Rates Payable</b>	£2,594.80 per annum You can get small business rate relief if: your property's rateable value is less than your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
<b>Rateable Value</b>	£5,200
<b>Service Charge</b>	£1,832.52 per annum per Service charge is includes building insurance for fire & special perils, lighting, cleaning and maintenance of both internal and external communal areas.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry



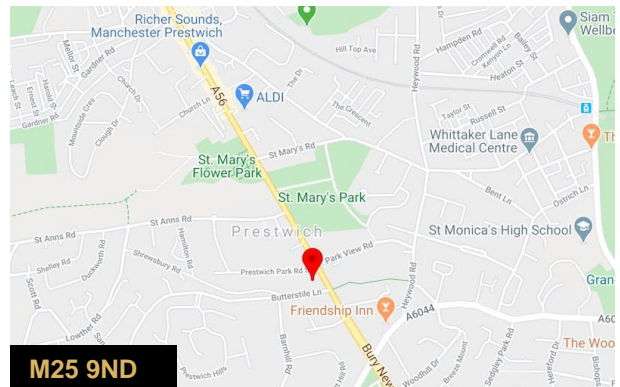
## Description

Looking for a newly refurbished self contained office suite in a stunning detached period property, then look no further.

This beautifully refurbished self-contained office suite, on the second floor of this striking Victorian building, would be perfect for a number of professional businesses. Measuring at 988 Sq Ft (91.84 Sq m) the property is in absolute walk in condition. The suite benefits from 4 separate office rooms, fitted kitchen, Wc, gas central heating and ample of power points throughout the suite.

The property is set back from Bury New Road enclosed by hedges and trees with a surrounding garden creating a very pleasant working environment. It is within walking distance to Prestwich Village and only 1 mile away from junction 17 of the M60 Manchester circular.

Access through main entrance of this Victorian property is by a tall oak panelled door with a security fob access system, leading into the main entrance with a array of period features, giving memorable first impression the your visitors and staff alike. Externally is ample allocated parking with within the properties own private grounds.



## Location

Prestwich

## Terms

A new term of FRI lease to be agreed.

## Planning class

B1

## VAT

We understand that the premises is not elected for VAT.

## Joint Agents

Name: PearsonFerrier Commercial

Company: Agent

## Viewing & Further Information



**Simon Harvey**

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