

**SUITE 4 (TOP FLOOR) KNOWSLEY STREET, BURY  
BL9 0ST**



- Approx. 35m2 of Prime Office Space
- Use of Kitchen and Waiting Room
- 1 parking space is included
- Extra parking can be purchased
- Utilities contribution of 20% required
- Available Now
- Lease Term Negotiable
- Deposit Negotiable



**£395.00 PCM**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superb opportunity to rent this high specification, quality top floor office space, with parking available and additional parking at an extra cost if required. There is also access and use of a communal kitchen, toilet facilities and waiting area. The space is divided into two offices and has useful enclosed storage area. Located on the fringe of Bury Town Centre, overlooking Whitehead Garden and within walking distance of the Town Hall, Bus Station and the Town Centre. A bill contribution of 20% is required to cover the cost of the utilities for the office space. The offices have full compliance regarding gas, electric and fire safety. Early viewing of this stunning suite is recommended. Physical viewings can be arranged through our Cardwells Estate Agents Bury Office on 0161 761 1215, via email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Viewings** Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury 0161 7611215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Important notes:** The lease term & deposit is negotiable and can be discussed on application.

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

**Tenant Fees** If we are required to carry out the appropriate company/personal credit checks our fee is £360 including VAT (£300 plus VAT). The landlord will bear the cost of drawing up the lease.

**Rateable value:** We are waiting for confirmation of this, details to follow.

