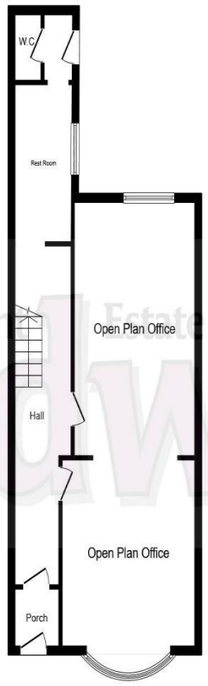

Floor Plan

Independent Estate Agents Cardwells Est. 1982

SUITE 1 (GROUND FLOOR) KNOWSLEY STREET, BURY, BL9 0ST

- Approx. 35m2 of Prime Office Space
- Use of Kitchen and Waiting Room
- Two Parking Spaces Included
- Exempt From Business Rates
- Available Now
- Lease Term Negotiable
- Deposit Negotiable

£650 PCM

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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates

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A superb opportunity to rent approx. 35m2 of high specification, quality ground floor office space with access and use of communal kitchen and waiting area. Located on the fringe of Bury Town Centre, within walking distance of the Town Hall, Bus Station and Town Centre. The rental also includes use of 2 parking spaces with a 3rd available subject to additional rent. The furniture shown is included but will be removed if not required. The offices are exempt from business rates and have full compliance re gas, electric and fire safety. Early viewing of this stunning suite is recommended. Please take a look at our virtual viewing first and then physical viewings can be arranged through our Cardwells Estate Agents Bury Office on 0161 761 1215, via email bury@cardwells.co.uk or online @cardwells.co.uk

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

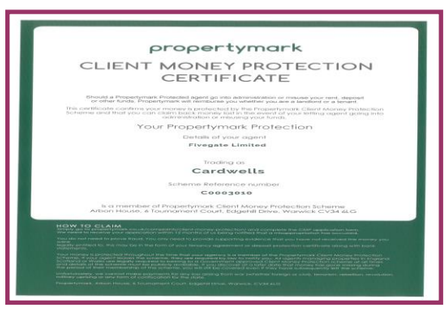
Viewings Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury 0161 7611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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.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