



AVAILABLE TO LET

Phoenix House

100 Brierley Street, Bury, Greater Manchester BL9 9HN

ALL INCLUSIVE CONTEMPORARY SERVICED OFFICES AND SELF
CONTAINED SUITES AVAILABLE ON SECURE GATED
DEVELOPMENT.

ALL INCLUSIVE CONTEMPORARY SERVICED OFFICES AND SELF CONTAINED SUITES AVAILABLE ON SECURE GATED DEVELOPMENT.

Office 7 -is located on the 1st floor and is accessed by lift and disabled ramp.

A spacious (704 sq ft) light and smartly presented office with air conditioning, C5 sockets, access to kitchen and W.C and allocated parking.

Service charge, Utilities (including gas, electric and water) and business rates are ALL included in your rent of £16,896.

Outstanding Grade A serviced office accommodation available for immediate occupation.

Every detail has been considered and no compromise made.

The staffed reception provides a welcoming and professional entrance to staff and visitors alike. Access to offices and suites is by way of electronic fob entry.

There are kitchens and breakout communal areas on all floors and the entire site including the large gated car park is monitored by CCTV cameras. Virtual office facilities are available if required.

For further details on each available office space please see attached brochure.

Rent	£16,896 per annum (All inclusive)
S/C Details	INCLUDED IN THE RENT.
Rates detail	INCLUDED IN THE RENT.
Building type	Serviced office
Planning class	B1
Size	704 Sq ft
VAT charges	The quoted price is exclusive of but liable for VAT at the prevailing rate.
EPC certificate	Available on request

For more information please visit:

<http://example.org/m/46531-phoenix-house-100-brierley-street>



BUSINESS RATES INCLUDED IN THE RENT

SERVICE CHARGE INCLUDED IN THE RENT

UTILITY BILLS INCLUDING IN RENT

SECURE ALLOCATED PARKING

AIR CONDITIONED SUITES AND OFFICES

LIFTS

STAFFED RECEPTION

C5 SOCKETS

KITCHEN AND BREAKOUT AREAS



Phoenix House, 100 Brierley Street, Bury, Greater Manchester BL9 9HN



Data provided by Google

Units & availability

Unit	Floor	Notes	From
Large Self Contained Suite	Ground	This impressive brand new self contained suite is located on the ground floor. At (1,200 sq ft) this light and smartly presented suite has an main open plan area, 2 offices, kitchen and W.C. With air conditioning, C5 sockets, and allocated parking. Service charge, Utilities (including gas, electric and water) and business rates are ALL included in your rent of £25,800.	16/10/2019
Office 7	1st	Office 7 -is located on the 1st floor and is accessed by lift and disabled ramp. A spacious (704 sq ft) light and smartly presented office with air conditioning, C5 sockets, access to kitchen and W.C and allocated parking. Service charge, Utilities (including gas, electric and water) and business rates are ALL included in your rent of £16,896.	21/01/2020
Office 8c	1st	Office 8c - is located on the 1st floor and is accessed by lift from the ground floor. A spacious (291 sq ft) light and smartly presented office with air conditioning, C5 sockets, access to kitchen and W.C and allocated parking. Service charge, Utilities (including gas, electric and water) and business rates are ALL included in your rent of £6,984.	21/01/2020
Office 11		Office 11 Size 117 sqft £2808.00 per annum C5 sockets, access to kitchen and W.C and allocated parking.(1 car park space) Service charge, Utilities (including gas, electric and water) and business rates are ALL included in your rent of £2808.00	

* All sizes GIA

Transport	Bury Metrolink station and bus interchange is 10 minutes' walk from the property.
Airports	Manchester 15.8m, Liverpool 28.5m
National rail	Kearsley 4.2m, Clifton (Manchester) 4.2m, Farnworth 4.3m
Road	Phoenix House is located 10 minutes from the M60, M62 and M66 and around 20 minutes from Manchester City Centre.
Technical spec.	CCTV C5 SOCKETS SECURE PARKING ELECTRIC GATED DEVELOPMENT FOB ACCESS
Estimated rates	INCLUDED IN THE RENT.
Estimated service charge	INCLUDED IN THE RENT.
VAT	The quoted price is exclusive of but liable for VAT at the prevailing rate.
Planning class	B1
EPC	Available on request

Notes:

Pearson Ferrier Commercial

📞 0161 764 4440

✉ commercial@pearsonferrier.co.uk

Quote reference: RENT-45069

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness.