



**Sulaw House Suite 14, Prestwich
Manchester M25 1AA**

£425 Per Calendar Month

Hyde Estates present office suite no 14 on the top floor of Sulaw house, ideally located in the heart of Prestwich village. Easily accessible by major bus routes, Metrolink and the M60 Junction 17.



Particulars

A well presented reception area with intercom allows access to 14 office suites arranged over three floors. All benefit from communal facilities including, two kitchens, break area, 4 x WC's and a first floor decked outdoor terrace area. The rent is ALL INCLUSIVE of lighting, heating and business rates with all suites featuring CAT 5 cabling, door entry phone and office furniture including desks, chairs and filing cabinets available by request. The building has 24-hour access and is monitored by CCTV, all communal areas are regularly serviced. There is free public parking to the rear of the building.

Location

Sulaw House is located on the corner of Bury New Road (A56) and Chapel Street, just a short drive from the M60 Motorway junction 17. Prestwich Metrolink station is easily accessible whilst there are frequent buses along Bury New Road into both Manchester City Centre and Bury town centre.

VAT

We understand that the premises is not elected for VAT.

Terms

Lease by negotiation

Viewings

Please contact Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(28-54) E			(28-54) E		
(21-26) F			(21-26) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB