

HOLLINS BROOK PARK

PILSWORTH ROAD · BURY · BL9 8RN

OFFICES TO LET



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Sizes From
1,500 to 7,600 sq ft
(139.63 to 706.06 sq m)

Flexible Terms Available



Location

Hollinsbrook Park is located just off Pilsworth Road, which provides immediate access to junction 3 of the M66. Junction 3 is only a couple of miles north of junction 18 of the M60 Manchester orbital, which provides direct access to the national motorway network. The location provides an ideal base to service the whole of the north west region with quick links to Yorkshire and Merseyside via the M62. Manchester city centre is only 8 miles to the south with Bury town centre 2 miles to the north.

Description

Hollinsbrook Park is a development of 7 individual high quality office buildings providing a range of self contained and multi-let office solutions. The business park provides a total of 18,454 sq ft of office accommodation with suites starting from 1,500 sq ft.

The units provide a range of modern accommodation on flexible terms with each of the buildings having been designed with the modern office occupier in mind. A variety of leasing solutions are offered to suit individual business needs and we encourage occupiers to contact us to discuss their requirements further to see if we can tailor an office solution specifically to their needs.

Features include:

- Suspended ceilings
- Recessed LG3 compliant lighting
- Steel encapsulated raised access floors
- Passenger lift to each building
- Generous levels of on-site car parking
- Powder coated aluminium double glazed windows
- Shower facilities within each building
- On-site security CCTV



SAT NAV: BL9 8RN



Amenities

Within the immediate vicinity of Hollinsbrook there is a wide range of facilities to support both business and staff needs. Adjacent to the office park is a Travelodge and pub / restaurant, which allow for visiting business clients or staff from other regional offices to stay close by. Local facilities for staff include a McDonald's eatery and also an Asda superstore.

Terms / Service Charge

The offices are available by way of a new lease for a term of years to be agreed. A service charge will be levied to cover the landlords costs of providing services and maintenance.

Site Plan



Rent

Details of the rent are available on the website or from the letting agents.

VAT

All figures are quoted exclusive of but will be liable for VAT.

Availability / Viewings

The development features accommodation from 1,500 to 7,600 sq ft. For current availability and to arrange a viewing please contact the letting agents.

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