



Hyde Estate & Letting Agents

**47 Bury New Road, Manchester
M25 9JY**

£1,950 PCM

Hyde Estates present North Manchester's highest specification offices. Exceptionally fitted with custom features, ideal for a professional user who is seeking a high impact client experience.



Measuring approximately 762 SQ FT / 71 SQ M, this outstanding double fronted, ground floor unit must be viewed to truly appreciate the exceptional craftsmanship throughout. Perfectly situated in Sedgley Park, Prestwich, the premises front Bury New Road a major arterial route seamlessly connecting Manchester and Bury. Tailored strictly for professional occupiers, every detail of this space has been curated to help your business make a powerful, lasting impression.

Key Features & Layout

Reception Area: Step into a welcoming reception area featuring a custom built-in fish tank set within a slate-clad feature wall, highlighted by recessed linear wall lighting. Includes a custom slate-fronted reception desk with a personalized glass front (adaptable for your company's branding) and ample client seating.

Office 1: Enjoys a unique view through the central fish tank back into the reception area, complete with a timber-clad feature wall and dedicated air conditioning unit.

Office 2: Benefits from a wall-mounted, inset TV screen and independent air conditioning.

Executive Boardroom: An exceptional space featuring a boardroom table large enough to comfortably seat 12, a slate-clad feature wall with recessed linear lighting, and a large inset TV screen for presentations. Dedicated air conditioning unit, Inset spotlights and a magnificent roof lantern that floods the room with natural light to create a genuine "wow factor."

Specification Throughout: Meeting rooms and the boardroom feature full glass doors and surrounds with frosted privacy banding, hard-wearing commercial carpet tiled flooring, suspended ceilings with inset low-energy lighting, and integrated heating/cooling air conditioning units. The exterior boasts a glazed double front with a secure door-entry system.

Kitchenette: Fully fitted with two double base cabinets, worktop space, an inset sink with mixer tap, and tiled flooring.

WC Facilities: High-end finish with tiled flooring, part-tiled walls, a floating toilet, a floating vanity washbasin with two storage drawers, and a wall-to-wall mirror.

Location & Connectivity

The property is perfectly positioned on Bury New Road, the primary commercial artery running through the heart of Prestwich connecting Manchester city centre with Bury.

Location: Situated in a bustling suburban area with immediate access to the M60 motorway network with excellent bus links directly outside, surrounded by a vibrant mix of national retailers, independent shops, and professional services.

Property Summary

Use Class: Offices and Premises

Approx. Internal Floor Area: 71 SQ M / 762 SQ FT

EPC: B

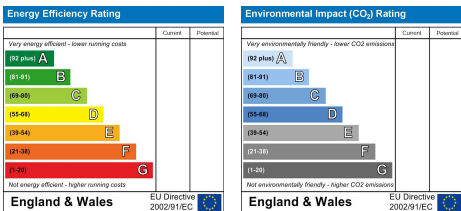
Lease Terms: FRI (Full Repairing and Insuring Lease)

VAT: We understand the property is not currently liable for VAT

Business Rates: For further information, please contact Bury Council's Business Rates Department on 0161 253 5000

Legal Costs: Each party to bear their own legal costs

Viewings: Strictly by appointment. Please contact Hyde Estate & Letting Agents on 0161 773 4583.



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

