

TO LET
FIRST FLOOR OFFICE SUITE



THE ELLENBROOK CENTRE,

MORSTON CLOSE,

ELLENBROOK

WORSLEY M28 1PB

We are pleased to offer well planned and attractive first floor office suites of approx. 730 sq.ft. being part of a modern development. The complex is within easy commuting distance to Manchester and Bolton and easily accessible to the A580 and motorway connections.

The suites could be combined larger floor areas, if needed, further details on request. Viewing is recommended.

Various office suite each comprising :-

**GROUND FLOOR COMMUNAL
ENTRANCE AREA :**

leading to first floor offices.

1st FLOOR OFFICE SUITE COMPRISING :-

ENTRANCE HALLWAY :

WASH ROOM :

KITCHEN :

with base and wall units

OFFICE No.1 :

OFFICE No.2 :

OFFICE No.3 :

**PARKING : Ample public car parking to front of complex and
2 Private car parking spaces to rear.**

**COMBI CENTRAL HEATING SYSTEM & ALARM SYSTEM installed;
together with EXTERNAL MONITORED SECURITY SYSTEM and
VIDEO DOOR ENTRY SYSTEM**

LEASE DETAILS :

Offered by way of a new three year lease

COMMENCING RENTAL :

£8,000 p.a. exc. plus Service charge

SERVICE CHARGE :

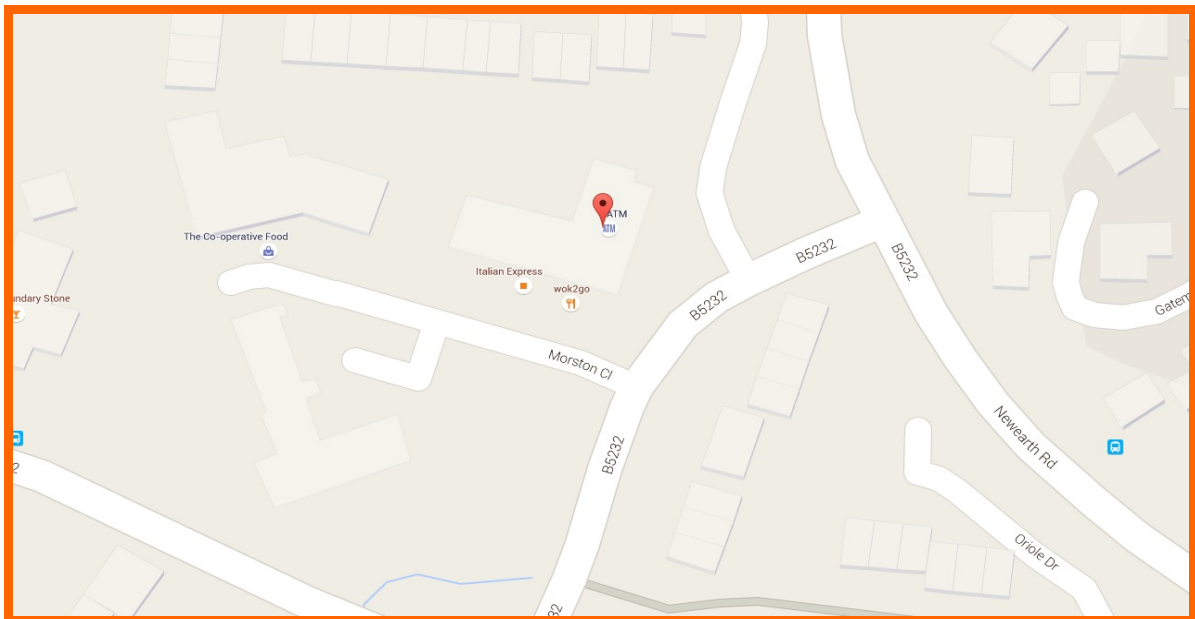
approx. (includes external
cleaning and maintenance; car parking
maintenance; communal lighting; gardening
and monitored security system.

V.A.T. :

The Landlord reserves the right to charge V.A.T. if applicable.

COSTS :

The in-going Tenant/s to be responsible for payment of the Landlords Legal costs.



VIEWING ARRANGEMENTS : By prior appointment arranged via *Brookes Commercial Property Ltd – FAO Alistair Brown on 01204 525623.*

**104 St Georges Rd
Bolton
BL1 2BZ**

Email - brookesproperty@lineone.net

Web - www.brookeandco.co.uk