

**TO LET – NEW LEASE**  
**FIRST FLOOR OFFICE – SUITE 2/3**



**THE ELLENBROOK VILLAGE CENTRE**

**MORSTON CLOSE, ELLENBROOK**

**WORSLEY - M28 1PB**

We are pleased to offer well planned and attractive first floor office suite of approx. 1400 sq.ft. being part of a modern development of retail units to the ground floors and offices above. The complex is within easy commuting distance to Manchester and Bolton and easily accessible to the A580 and motorway connections.

The premises offer an attractive working environment amidst a popular and well run village centre which also includes a medical centre.

<b>Ground floor:</b>	Communal entrance area Hallway leading to first floor offices.
<b>Entrance reception:</b>	13'5 x 16'4
<b>Office 1:</b>	19'0 x 10'8
<b>Office 2:</b>	19'4 x 10'4
<b>Office 3:</b>	17'11 x 21'6
<b>Office 4:</b>	9'9 x 16'4
<b>2 x Kitchens :</b>	With base and wall units.

Sep Male and Female Wash Rooms with Toilet and wash hand basin.

**Parking:** Ample public car parking to front of complex and one private car parking space to rear.

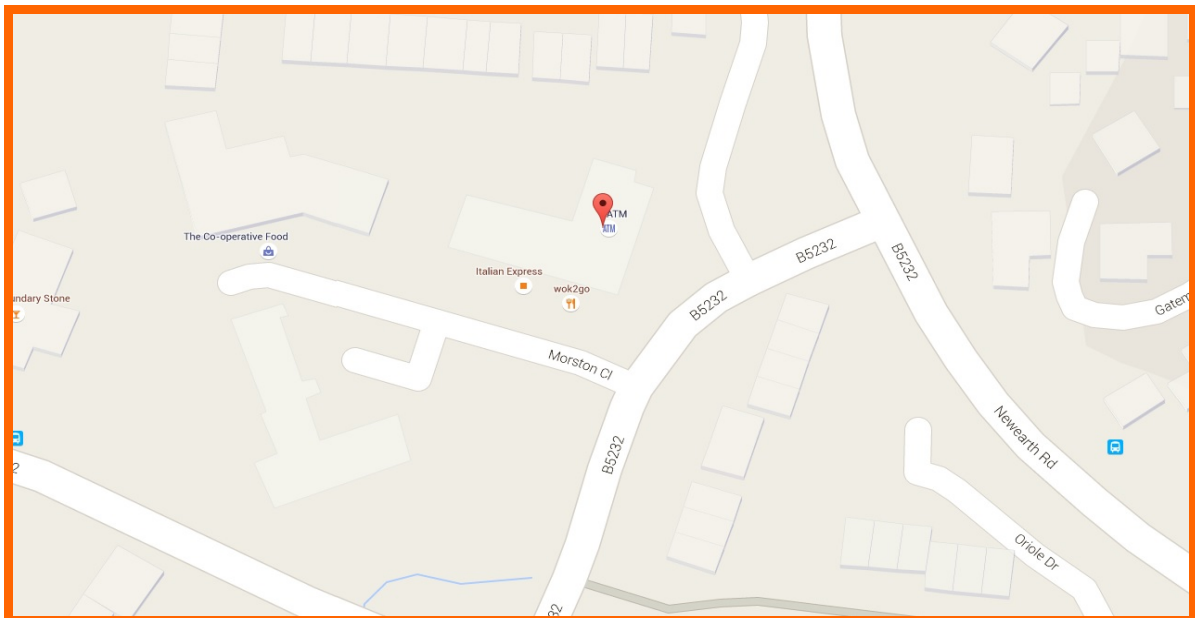
**Heating:** Warmed by combi central heating system. (Not Tested)

The property has an alarm system installed, together with an external monitored security system and video door entry system (not tested)

**Lease Details :** Offered by way of a new term of lease based on a commencing rental of **£14,000 PAX + VAT & Service Charge**

**Service Charge :** Approx £ (Includes external cleaning and maintenance; car parking maintenance; communal lighting; gardening and monitored security system.

**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.*

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