

## Amenities

Hollins Brook Park is in an excellent location which benefits from surrounding amenities including Asda, McDonalds, Deep Pan Pizza, Chiquitos restaurant, Wacky Warehouse Pub, Megabowl and a VUE Multiplex Cinema.

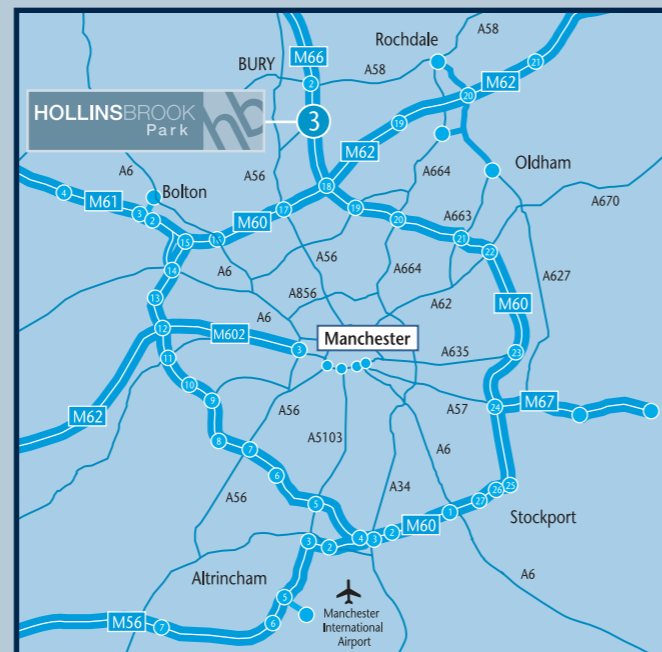
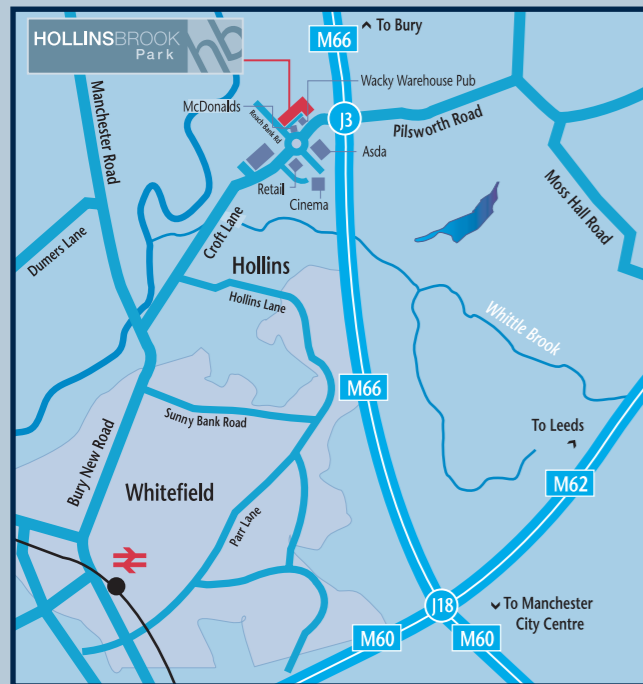


# HOLLINSBROOK Park

Pilsworth Road Bury

## Location

Hollins Brook Park is prominently located on Pilsworth Road close to Junction 3 of the M66 which is approximately 2 miles north of Junction 18 of the M60 motorway. Bury is located approximately 2 miles to the north of Hollins Brook Park, with central Manchester only 8 miles to the south.



## Transportation

Hollins Brook Park is well located and connected for public transport:

- Regular bus service from Park 66 Retail Park to Bury and Manchester City centre.
- Hollins Brook Park is located close to Junction 3 M66, approx 2 miles from Junction 18 M60 and within easy driving distance of the M65 and M62 motorways.
- Approx 30 minutes drive from Manchester International Airport.
- Approx 2 miles from Bury town centre which is served by the Metro.



# TO LET

Offices available from 2,545 Sq Ft (237 Sq M) to 7,600 Sq Ft (706 Sq M)



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## Junction 3 M66 Bury

## Description

Hollins Brook Park is an exciting new B1 office scheme located in an attractive and easily accessible location in North Manchester.

The speculative first phase extends to 18,450 Sq Ft (1,714 Sq M) and comprises three buildings each arranged over ground and first floor and has open plan configuration.

The building is of steel frame construction with brick elevations under a pitched tiled roof.

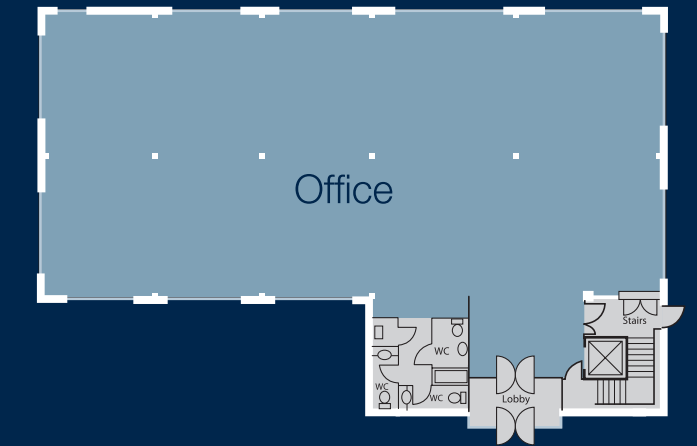


## Typical Floorplans

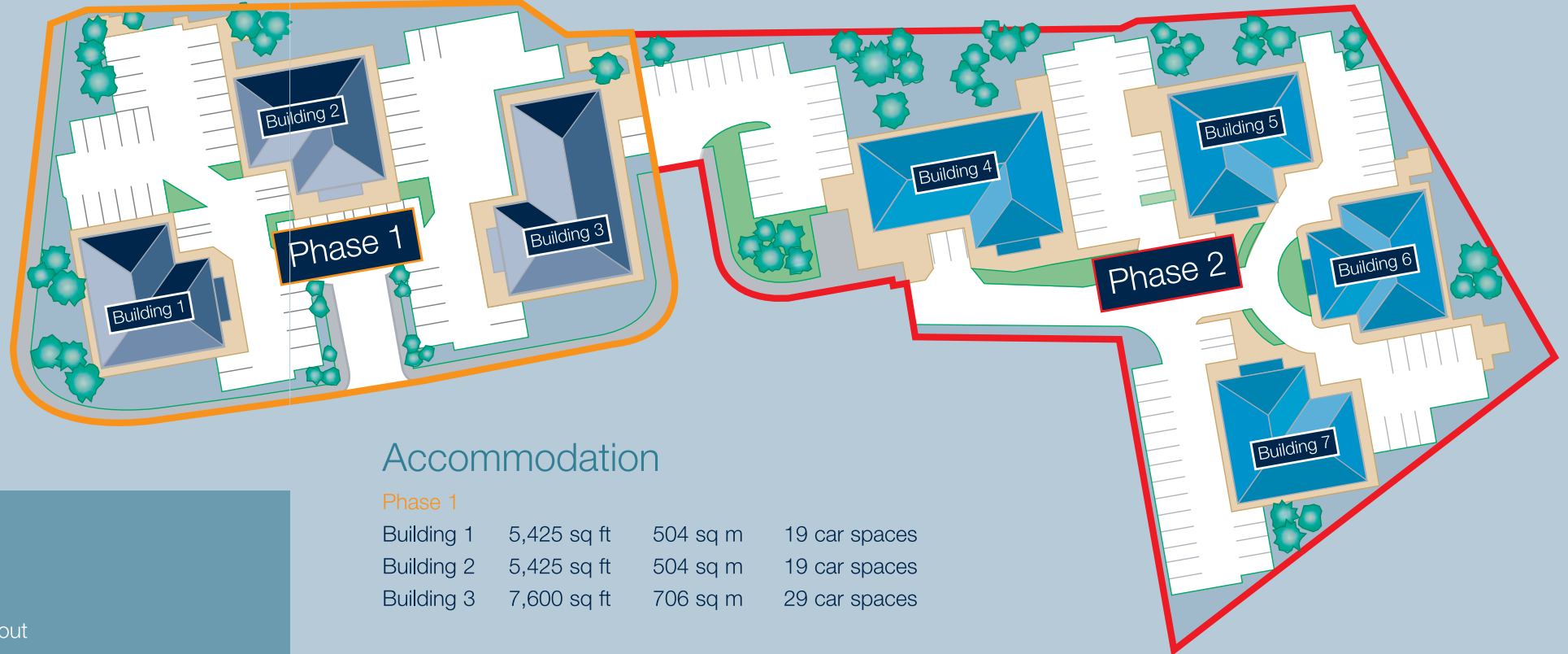
Typical ground floorplan for buildings 1,2,5,6,7



Typical ground floorplan for buildings 3 & 4



Floorplans not to scale and for identification purposes only



## Specification

The main design features include:

- Feature entrance including glazed canopy
- Passenger lift to each building
- Full access raised floors
- Suspended ceilings with Cat II LG 3 compliant lighting
- Gas central heating
- Fully fitted carpet throughout
- WC facilities including showers
- Remotely monitored CCTV System

## Accommodation

### Phase 1

Building 1	5,425 sq ft	504 sq m	19 car spaces
Building 2	5,425 sq ft	504 sq m	19 car spaces
Building 3	7,600 sq ft	706 sq m	29 car spaces

### Phase 2

Building 4	7,600 sq ft	706 sq m	30 car spaces
Building 5	5,425 sq ft	504 sq m	20 car spaces
Building 6	5,425 sq ft	504 sq m	20 car spaces
Building 7	5,425 sq ft	504 sq m	20 car spaces

<b>TOTAL</b>	<b>42,325 sq ft</b>	<b>3,932 sq m</b>	
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N.B. Individual floors available from 2,545 to 3,877 Sq Ft

## Terms

The accommodation is available on new full repairing and insuring leases on terms to be agreed.

## Rental

Upon application to the joint letting agents.

## VAT

All figures are exclusive of, but may be liable for VAT.

