

TO LET

VARIOUS OFFICE SUITES WITH PARKING

WORK STATIONS FROM 1 TO 100

FROM 63 SQ FT TO 1,464 SQ FT

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**BUSINESS LODGE
BARCROFT STREET
BURY
BL9 5BT**

**RENTS FROM
£3,156
PER ANNUM**

- Various office suites with flexible agreements
- Offering serviced offices, virtual office services, co-working spaces, meeting and conference rooms
- Manned reception and high speed internet
- Grab and go stations and breakout areas
- Ample secure parking



LOCATION

Situated off Barcroft Street in Bury, Business Lodge offers a premium development of contemporary serviced offices across four unique buildings. Just minutes from Bury town centre and the M66/M60 motorways, our location provides seamless accessibility for clients and commuters alike, complemented by ample secure on-site parking.

DESCRIPTION

As an award-winning provider of flexible office solutions, Business Lodge Bury is designed to meet the diverse needs of businesses, offering everything from serviced offices to co-working spaces, virtual office services, and fully equipped meeting and conference facilities.

What They Offer:

•Serviced Offices

Fully furnished, air-conditioned suites with 24/7 access and top-tier security systems.

•Virtual Office Services

Enhance your business image with a prestigious registered address and professional call-handling services.

•Co-Working Spaces

Flexible, modern workspaces designed for collaboration and growth.

•Meeting and Conference Rooms

Professional facilities for hosting meetings, presentations, and events.

On-Site Amenities Include:

•**Ample Secure Parking** with number plate recognition and EV charging points.

•**On-Site Gym** with free membership for clients.

•**Grab-and-Go Stations** for fresh food and beverages.

•**Modern Breakout Areas** and coffee points for downtime or informal meetings.

Additional Benefits:

•Daily manned reception for call answering and business support.

•High-speed internet and cutting-edge telecom systems.

•A vibrant business community with networking opportunities.

ACCOMMODATION

Business Lodge offers flexible sized work spaces for 1 person up to 20+ people, contact us for full list of availability.

LEASE TERMS & RENTAL

Available by way of a Tenant's Internal Repairing basis, at a term of years to be agreed – See Availability Schedule attached.

VAT

VAT may be applicable and if so will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

A full copy of the report can be made available upon request.

ANTI-MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



Availability Schedule

<u>Description</u>	<u>Size</u>	<u>Rental (Per annum)</u>
<u>Barcroft House</u>		
Unit 5,6,7,8,9,10, 11	1464	£73,200 per annum

<u>Description</u>	<u>Size</u>	<u>Rental (Per annum)</u>
<u>Europa House</u>		
Unit 1b	96	£4,800 per annum
Unit 9	194	£9,696 per annum
Unit 16b	177	£8,856 per annum
Unit 22	710	£35,496 per annum
Unit 37	205	£10,248 per annum

Availability Schedule

<u>Description</u>	<u>Size</u>	<u>Rental (Per annum)</u>
<u>Imperial House</u>		
Unit 1	282	£14,100
Unit 4	387	£19,356
Unit 16	348	£17,400
Unit 18	210	£10,500
Unit 20	435	£21,756
Unit 33	183	£9,150
Unit 34a	113	£5,316
Unit 34b	109	£5,100
Unit 41	108	£5,388
Unit 42	90	£4,512
Unit 43	87	£4,368
Unit 44	63	£3,156
Unit 45	123	£6,156
Unit 106b	364	£17,112

Availability Schedule

<u>Description</u>	<u>Size</u>	<u>Rental (Per annum)</u>
<u>Imperial House</u>		
Unit 107	396	£19,800
Unit 109	435	£21,756
Unit 110	431	£21,552
Unit 112	472	£22,188
Unit 122	672	£31,584
Unit 123	419	£19,692
Unit 124	329	£15,468
Unit 126a	104	£5,196

<u>Description</u>	<u>Size</u>	<u>Rental (Per annum)</u>
<u>Minerva House</u>		
Unit 1	223	£11,148
Unit 2a	727	£36,348
Unit 3	165	£8,268

