HURSTWOOD HOLDINGS

GROSVENOR HOUSE, AGECROFT ENTERPRISE PARK
SWINTON, M27 8UW

More Details



BUSINESS CENTRE SUITES

HURSTWOOD HOLDINGS

SUMMARY

- Secure gated site with CCTV
- 1/2 mile from A580 East Lancs Road
- On-Site Parking
- 24/7 Access
- Flexible suite options
- Impressive atrium reception

DESCRIPTION

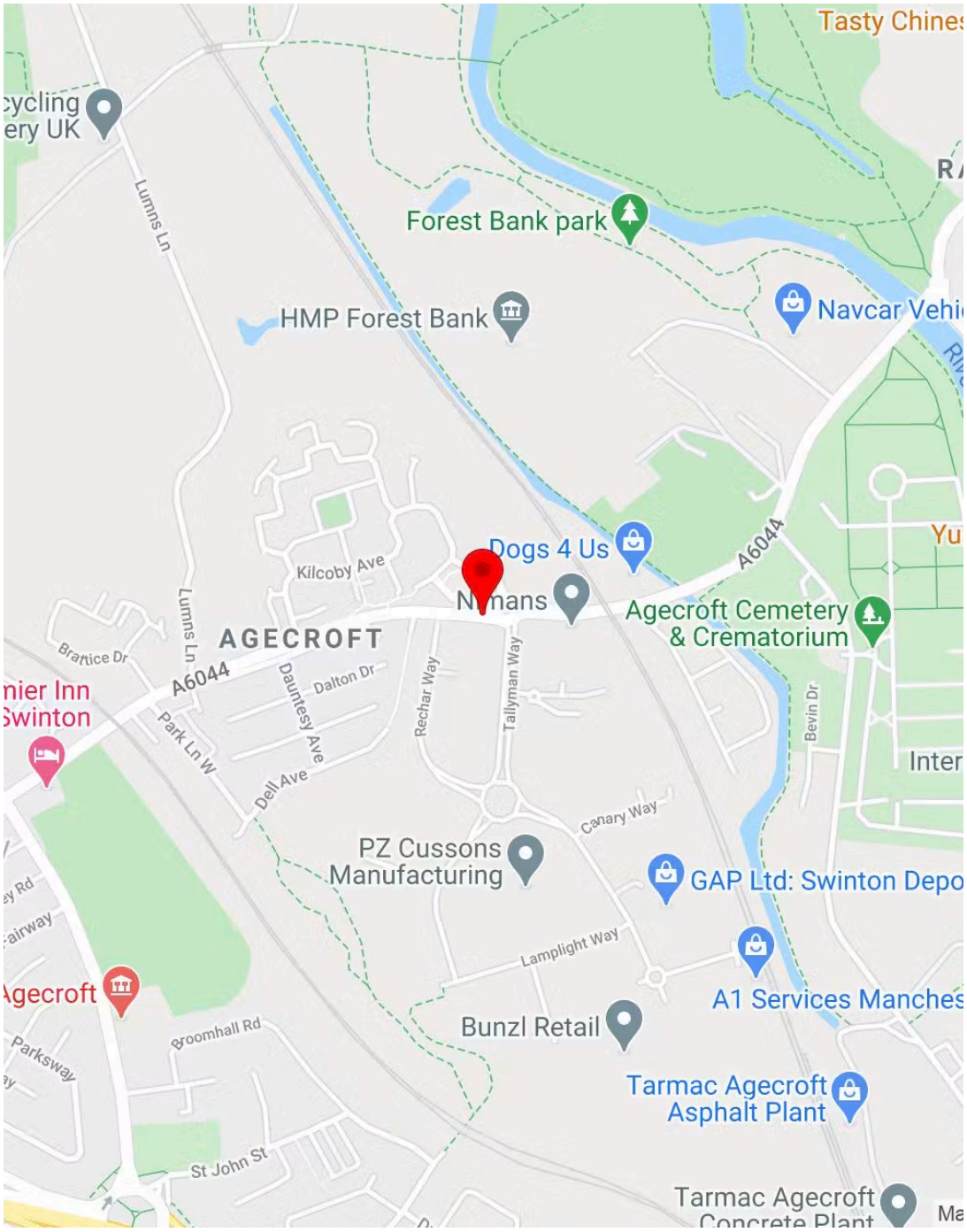
Grosvenor House is a two-storey, purpose-built office building dating from the 1980s, offering approximately 10,000 sq ft of professionally finished workspace. Visitors enter through a dramatic full-height atrium, complete with lift access and gender-specific restroom facilities. Suites are available from 156 sq ft to 395 sq ft, with the flexibility to combine spaces as required. Interiors benefit from features such as gas central heating, suspended ceilings with Cat 2 lighting, double glazing, and shared tenant amenities. The site includes a spacious, secure car park and is monitored by CCTV, ensuring privacy and access control.





LOCATION

Situated on Agecroft Enterprise Park, 1 mile east of Swinton town centre and 2 miles west of Prestwich, the property enjoys a highly strategic location. It's just 0.5 miles from the A580 East Lancashire Road, providing swift links across Greater Manchester and toward Liverpool. Manchester city centre is accessible within a 10-minute drive, while nearby Bury and Bolton can be reached in under 20 minutes.



Grosvenor House

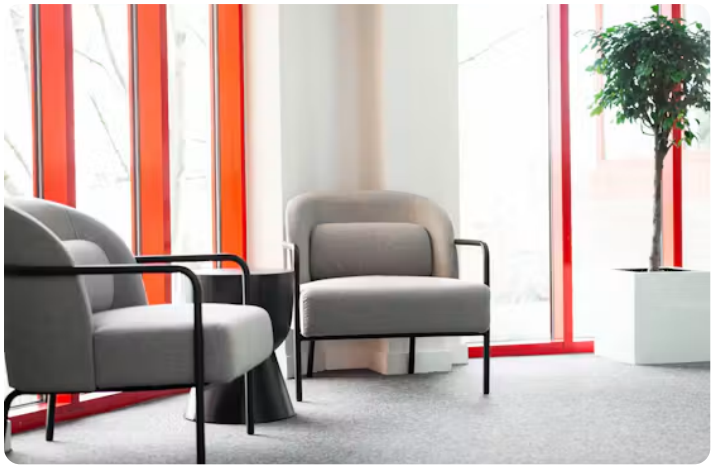








Grosvenor House









AVAILABILITY

DESCRIPTION	SQ FT	RENT	SERVICE CHARGE
1B.1	155	£291 /month	£39 /month
4A/4B	695	£1,216 /month	£174 /month
3C & 3D	264	£495 /month	£66 /month
1F	156	£293 /month	£39 /month

VAT

All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

EPC

C (68)

TO ARRANGE A VIEWING, PLEASE CONTACT



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