



**TO LET**

## **UNIT 4 FREETOWN INDUSTRIAL ESTATE, BURY, BL9 6HD**

2,906 sq.ft. - 270 sq.mtrs approx - gross internal area

Competitive Lease Terms & Rental Incentives

Workshop Unit with first floor offices

Fully fenced estate



**RENTAL : £18,500 p/a (exclusive)**

**VIEWING: BY APPOINTMENT THROUGH**

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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# Unit 4 Freetown Industrial Estate, Bury

## LOCATION

The property forms part of the popular and established Freetown Industrial Estate accessed off Hudcar Lane. Situated close to Bury Town Town Centre and approximately 1 mile from the M66 motorway..

## GENERAL DESCRIPTION

The property comprises mid terraced unit with a large loading / access door, 3 phase electric supply and internal reception, wc accommodation and first floor Offices.

2,906 sq.ft. - 270 sq.mtrs approximately gross internal Area.

## TERMS

The property is offered 'To Let' by way of a new tenants flexible full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£18,500 per annum, plus VAT, exclusive of rates.

## SERVICES

We are advised that the property benefits from all mains services.

## Business Rates

According to the VOA website the rateable value is £10,500

Small Business Rate Relief could be available on this unit if applicable.

## VIEWING

Strictly by appointment with sole agents [BARTON KENDAL 01706 353794](#) - contact Marc Wright.



All interested parties should confirm to their satisfaction the boundary positions shown in red and blue on the plan

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