



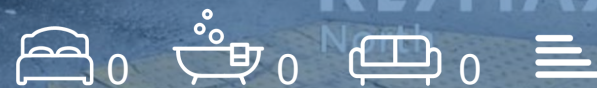
RE/MAX
North



116-118 Bury New Road, Manchester, M8 8EB

£1,000 Per month

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116-118 Bury New Road

Manchester, M8 8EB

- Flexible commercial units from approximately 1,300 to 2,600 sq ft
- Within Close Proximity to City Centre
- Large rear car park
- Suitable for retail, office, warehouse, storage, or cash and carry use
- Ground floor and first floor units available
- Rent from £15.50 per sq ft plus VAT, incentives considered

Flexible commercial units available from approximately 800 sq ft to 1500 sq ft, suitable for a range of uses including retail, office, warehouse, storage, or cash and carry.

Located within the busy Eurocentre complex, this well-established block of 10 shops offers excellent visibility and access. The premises were previously used as a clothing showroom and benefit from a large rear car park, with allocated parking spaces for each tenant.

Units are available on both ground and first floors, offering adaptable layouts for a variety of occupiers.

Additional Information:

Rent: £15.50 per sq ft (approximately £40,000 + VAT per 2,600 sq ft unit)

Lease Term: 5 years

Lease Type: Full Repairing & Insuring / Internal Repairing

Rent Review: Every 3 years

Deposit: 2 months' rent

Service Charge: £40 per month

Building Insurance: Tenant contribution required

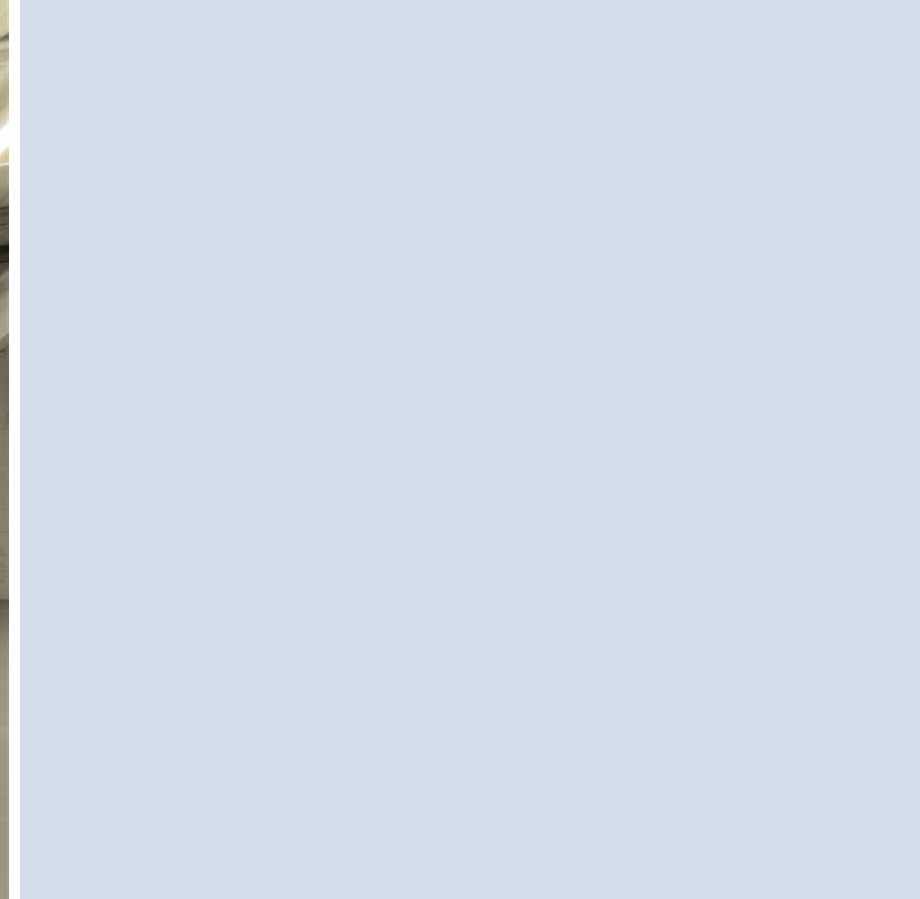
VAT: Applicable on rent

Utilities include single and three-phase power, water, extraction, and air-conditioning units

No shared or communal areas

Allocated parking spaces to the rear of the property







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Floor Plans

