



INDUSTRIAL/STORAGE UNITS TO LET - Blackford Trading Estate, Bury, BL9- Between Bury & M66

Blackford Trading Estate

Manchester Road, Bury, BL9 9SW

Industrial / Storage

TO LET

1,000 sq ft

(92.90 sq m)

Blackford Trading Estate, Manchester Road, Bury, BL9 9SW

Summary

Available Size	1,000 sq ft
Rent	£17,420 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

Description

BRAND NEW UNITS AVAILABLE NOW!

An attractive selection of purpose built, recently completed industrial units are now available to let at Blackford Trading Estate, Bury.

Complete with brand new electrical fixtures and fittings, a 3-phase electrical supply, 6m x 4m expansive black powder coated Grade A electrically operated roller shutters and self-contained kitchenettes and toilets, the units are truly independent whilst also benefiting from being part of a community of traders through the wider estate.

The various sized units come with up to three parking spaces available per unit, and are fully secured by way of 24/7 CCTV monitoring, on-site security and security gates. An on-site dedicated management team means that any maintenance or operational support is taken care of first hand on a daily basis.

Blackford Trading Estate is most prominently situated, located under 4 minutes drive from the M66 and less than 7 minutes drive from the M60 and M62, with ease of access for deliveries, imports and exports around Greater Manchester and nationwide. Manchester Road is the main route in and out of the estate, providing excellent transport into Bury and Manchester City Centre.

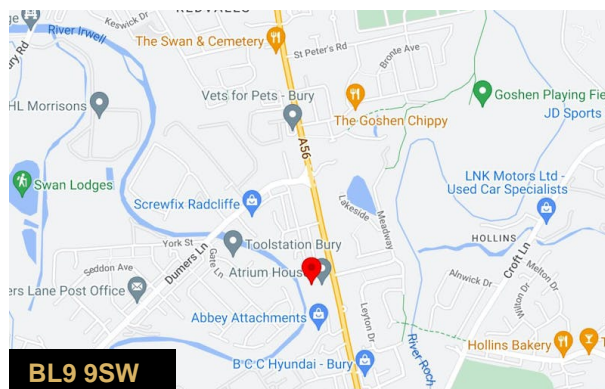
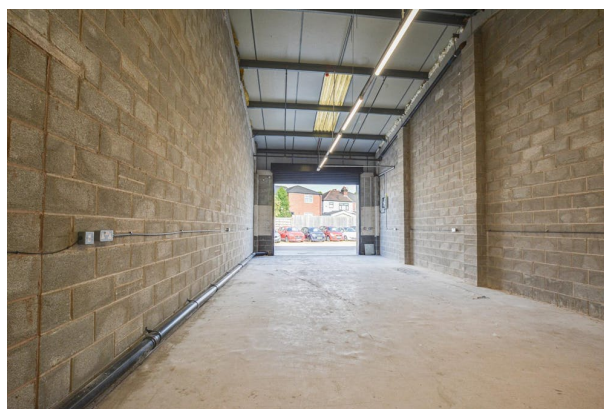
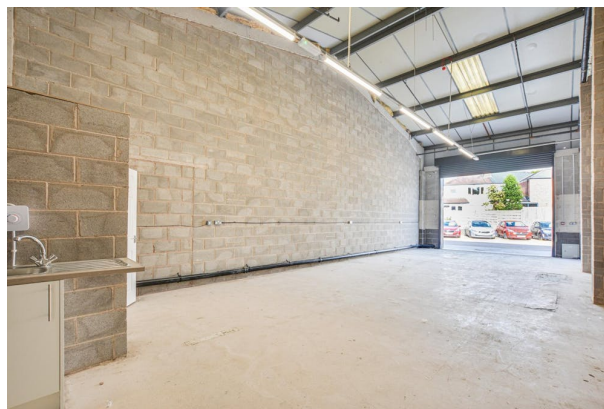
Within the same business park, options are available upon request for office accommodation within the central building. Options are also available to occupy smaller self-storage units within the business park ranging from 15sq.ft - 200sq.ft, catering for any and all business requirements.

Business rates and VAT subject to size.

Service charge may be applicable.

Location

Located between Bury town centre and the M66 with good access to both.



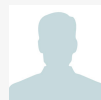
Viewing & Further Information



Simon Harvey

0161 764 4440

commercial@pearsonferrier.co.uk



Stuart Pearson

07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)