



**Modern 4000 Sq Ft Industrial Unit, With Parking For Upto 8 Vehicles. 7m Apex Height. 5.5m Electric Roller Shutter Entrance. Kingspan Roof.**

## Unit 7

Park Road, Bury, BL9 5BQ

Industrial, Light Industrial

# TO LET

**4,000 sq ft**

(371.61 sq m)

- WALK THROUGH VIDEO AVAILABLE TO VIEW
- SOUGHT AFTER LOCATION
- 4000 SQFT
- CLOSE TO MOTORWAY NETWORK
- 7M APEX TO KINGSPAN ROOF
- OFFICE

# Unit 7, Park Road, Bury, BL9 5BQ

## Summary

Available Size	4,000 sq ft
Rent	£3,000 per month
Rates Payable	£1,268.29 per month
Rateable Value	£30,500
Service Charge	£150 per month
VAT	Applicable
EPC Rating	C (68)

## Description

Pearson Ferrier Commercia are delighted to present to the market this modern 4000 SQ FT recently built, semi detached Industrial Unit/ Warehouse located on one of the most highly desirable commercial development locations within Bury and is ready for immediate accommodation.

The Estate is one of Bury's premier business locations and comprises of 6 Steel framed warehouse/distribution units along with 8 compounds, offices. and is accessed by a private road with double gates, floodlights, cctv system covering the development.

Unit 7 has a internal floor area of approximatley 4000 sqft accessed by electric roller shutter with a height of 5.5m x 4.10m in width and a internal apex height of 7.2m to the Kingspan roof, ideal for storage and 3 phase electric.

The unit also incorporates with separate pedestrian access, a 3 workstation office space with windows looking out onto the unit floor, kitchenette, two w.c facilities ( one being for disabled access).

Externally you will find space for up to 8 vehicles.

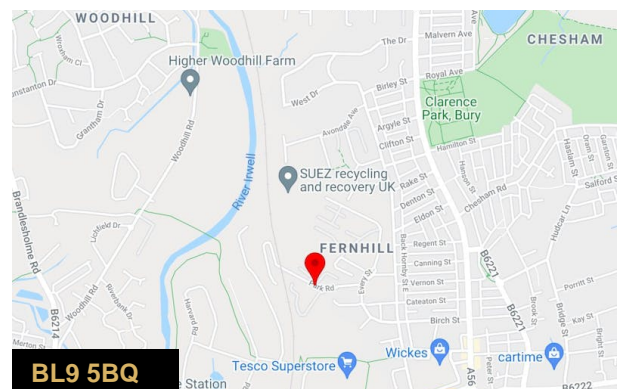
Viewing is by appointment only. Please call to discuss further. Please note there is a monthly service charge of £150.00 pcm and VAT is payable on the rent.

## Location

Park Road Industrial Estate is located a stones though from Bury town centre and approximatley 1 mile from Junction 2 of the m66 manchester motoway network. Manchester is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.

## VAT

We understand the property is liable for vat.



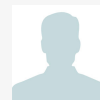
## Viewing & Further Information



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