



Approx. 4,500 SQ FT of first floor space. Ideal for a variety of uses, parking available on site. Incentives available.

# First Floor

Bridge Mills, Bury, BLO ORE

Gym, Office



## 4,500 sq ft

(418.06 sq m)

- APPROX. 4,500 SQ FT
- PARKING AVAILABLE

### First Floor, Bridge Mills, Bury, BLO ORE

#### Summary

Available Size	4,500 sq ft
Rent	£1,000 per month
Business Rates	Nor currently listed for business rates
Service Charge	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

#### Description

Approx. 4,500 SQ FT of space on the first floor of Bridge Mills with parking available on site.

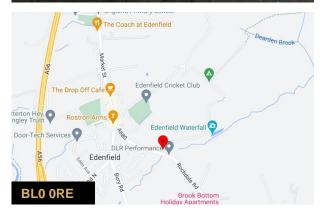
This first floor space would be ideal for a multitude of uses (client responsible for any necessary change of use class) and is a large open plan space measuring 31.5m x 13.4m and two office spaces. It is located just outside of Edenfield with good access to Motorway links, Bury, Rochdale and Ramsbottom.

The owner is fitting new windows to the front and repairing the windows to the rear. There are incentives available for the right tenant.

For further viewings and details, please contact Pearson Ferrier on 0161 764 4440.







### 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

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness. Generated on 29/08/2024