



**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, BL0 0RE

Gym, Office

# **TO LET**

**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

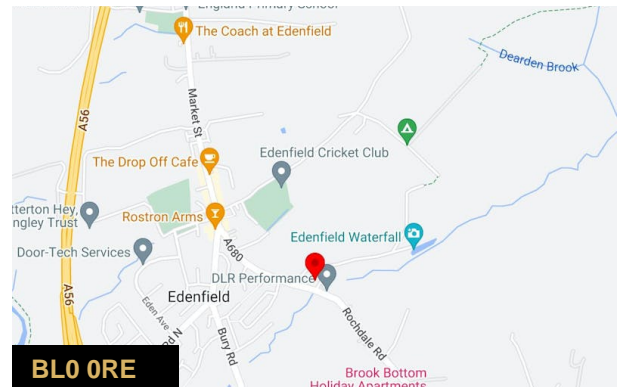
## Description

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.



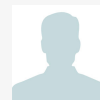
## Viewing & Further Information



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk

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