

TO LET



RogerHannah

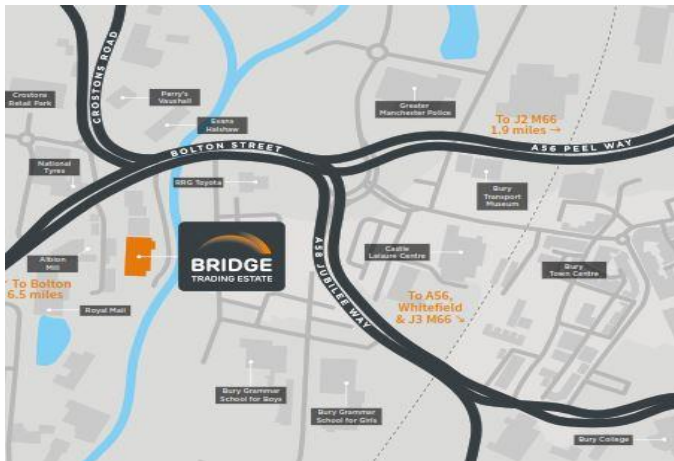


Unit 1 - Bridge Trading Estate, Bolton Road, Bury, Lancashire, **BL8 2AQ**

**Prominent Refurbished
Trade/Warehouse/Industrial Unit
3,704 Sq Ft (344.1 Sq M)**

- Very Prominent Position Fronting Bolton Road
- Quality Offices Plus Kitchen Included
- 6m to Eaves
- LED Lighting Throughout
- Within ½ Mile of Bury Town Centre
- Electric Loading Door





Location

Bury is a town in Greater Manchester on the River Irwell, located approximately 5.5 miles east of Bolton, 5.9 miles west southwest of Rochdale and 7.9 miles north northwest of Manchester. It is the largest settlement and administrative centre of the Metropolitan Borough of Bury.

Bridge Trading Estate is situated approximately half a mile east of Bury town centre. Access to the trading estate is directly off the A58 (Bolton Road).

Motorway access is gained at Junction 2 of the M66 motorway approximately 2 miles east, via the A58. Manchester City Centre is within 10 miles of the Estate.

The Estate is one of Bury's premier business locations and is situated within a popular business district with the likes of Evans Hallshaw and Safestore located close by. Greater Manchester Police have their northern headquarters facility within 200m of the estate.

Current occupiers include Goodyear, Bury Council and Motor Parts Direct.

Description

The estate comprises 10 steel portal framed warehouse/distribution units that have effectively been constructed in 3 staggered terraces. The units have been fully refurbished to a high standard.

The units front the single linear private road and each have designated parking to the front, as well as a concrete surfaced goods delivery area.

Unit 1 has been completely refurbished and provides highly visible trade/industrial accommodation.

The unit benefits from electric roller shutter access and has a small office plus staff amenity area.

Accommodation

The unit has been measured on a Gross Internal Area basis as follows:

Warehouse - 3,564 sq ft (331.12 sq m)
Office - 140 sq.ft. (13.00 sq m)

TOTAL - 3,704 sq.ft. (344.12 sq m)

Asking Rent

£37,000 per annum, exclusive.

Business Rates

Rateable Value £29,250 p.a. providing a rates liability of £14,595 p.a.

Service Charge - £2,976.86 p.a.

Insurance - £2,456.37 p.a.

EPC

Available on request.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

26 June 2024