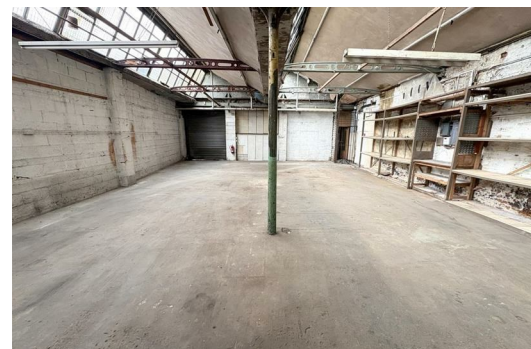




**Albion Mill, Bury
BL8 2AD**

£895 Per Calendar Month

Hyde Estates present Unit 40 at Albion Mill Industrial Estate, a ground floor commercial unit with security shutters and communal parking. Measures approx 1,365 sqft / 126 sqm. Ideally situated for the M66 and Bury Town Centre. Available now.



Hyde Estates present Unit 40 at Albion Mill Industrial Estate, a ground floor commercial unit measuring approx 1,365 sqft / 126 sqm. Benefits roller shutter door, communal wc and parking. The unit can be utilised to suit a prospective tenants requirements.

Location – Albion Mill Industrial Estate is on Albion Street off Bolton Road A58, ideally located to M66 motorway network junction 2, A56 and Bury Town centre.

Approximate dimensions
1,365 sqft / 126 sqm

Asking annual rent - £13,200 PAX

Terms - lease negotiable

Legal costs - each party to bear their own legal costs.

Viewings - please contact Hyde Estate & Letting Agents 0161 773 4583

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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