

TO LET



RogerHannah

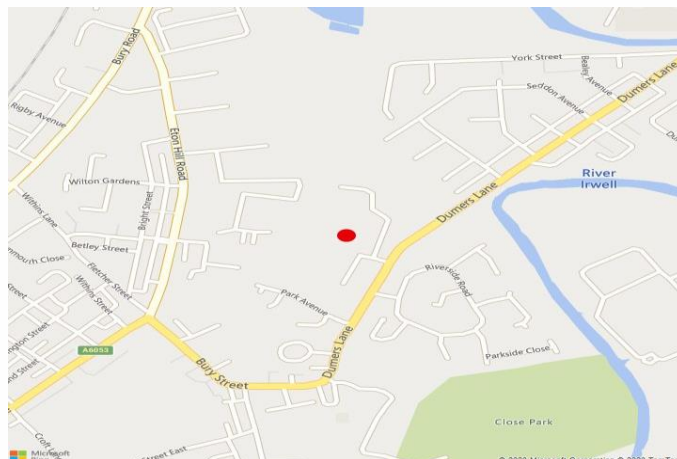
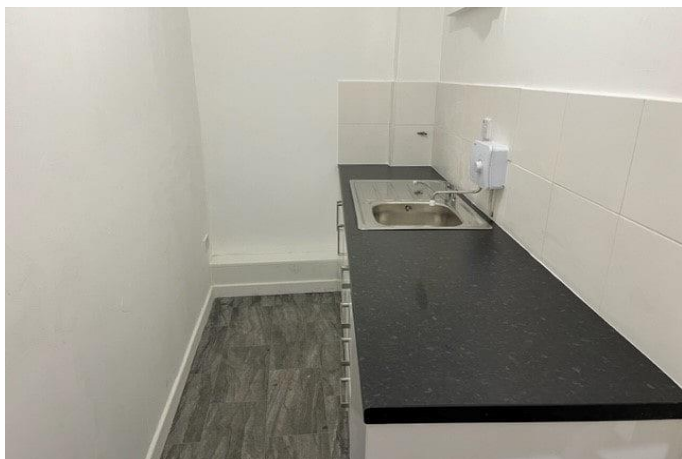


Unit 9 - Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD

Warehouse/Industrial Unit
6,760 Sq Ft (628 Sq M)

- 2 Miles from Junction 17 M60 Motorway
- 2 Miles from Bury Town Centre
- LED Lighting Throughout
- Roller Shutter Loading Access
- 7.2m to Eaves
- Offices/WCs Provided





Location

The Property is situated on the popular Bealey Industrial Estate in Bury/Radcliffe. Access to the unit is via Dumers Lane which provides access to the A56 and Bury Town Centre which is 2 miles distant. The surrounding area comprises a mix of mainly industrial end users with residential close by.

Access to Junction 17 of the M60 Motorway is approximately 2 miles to the South via the A56 which in turn leads to Manchester City Centre (10 miles) and the wider North West Motorway network. Nearby occupiers include Screwfix, M and S Commercials and City Plumbing Supplies.

Description

The premises comprise single storey warehouse/ industrial accommodation to an eaves height of 7.2m.

The property comprises of two interconnected bays leading to the shared loading/yard area. The facility is lit throughout by new LED lighting. First floor office accommodation is present together with a kitchen/ amenity area plus WC facilities.

The property is suitable for a variety of industrial or warehouse uses.

Accommodation

The unit provides the following Gross Internal Area:

**Industrial/Warehouse
6,760 sq.ft. (628 sq.m.)**

Asking Rent

£40,000 per annum exclusive of VAT.

Business Rates

Interested parties should make their own enquiries regarding any rates payments.

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

20 July 2023