

TO LET



RogerHannah



Unit 4 - Bridge Trading Estate, Bolton Road, Bury, Greater Manchester, BL8 2AQ

**Refurbished Trade/Warehouse/
Industrial Unit**
5,236 Sq Ft (486.42 Sq M)

- Direct Access to Bolton Street (A58).
- Fully Refurbished
- 6m to Eaves
- Led Lighting Throughout
- Within ½ Mile of Bury Town Centre
- Secure Rear Yard A





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 Street).

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 4 has been completely refurbished and provides high quality trade/industrial accommodation. The unit benefits from roller shutter access and has a secure yard area.

Accommodation

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

5,236 sq.ft. (486.42 sq.m.)

Asking Rent

£42,000 per annum, exclusive of VAT.

Business Rates

Rateable Value - £21,875 per annum. providing a rates liability of £11,375 per annum.

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:

Julien Kenny Levick

T: 07712537590

E: jkl@roger-hannah.co.uk

Date of Preparation

14th November 2023.