

# TO LET



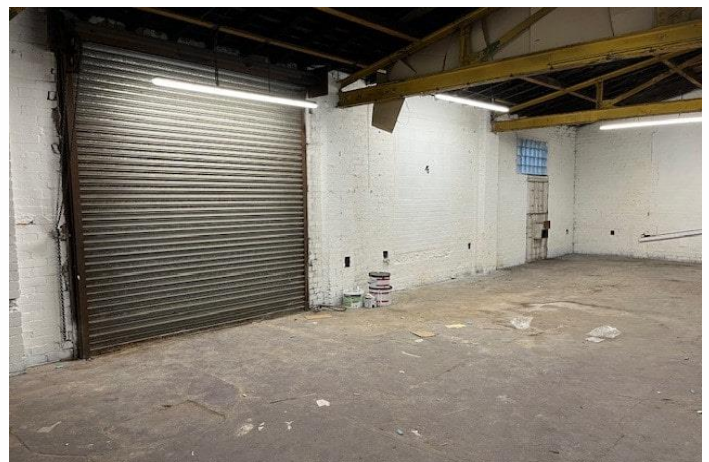
RogerHannah

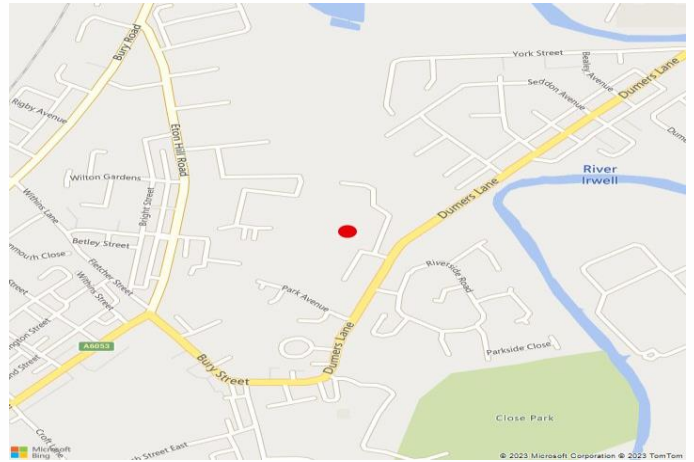


Unit 9A - Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD

**Warehouse/Industrial Unit  
Plus Office**  
1,485 Sq Ft (138.02 Sq M)

- 2 Miles from Junction 17 M60 Motorway
- 2 Miles from Bury Town Centre
- First Floor Offices
- Roller Shutter Loading Access
- Lighting Throughout
- 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 property comprises of a ground floor warehouse with first floor offices.

The warehouse is accessed by a single roller shutter loading door and is lit throughout. A reception area provides access to the warehouse and first floor offices.

The first floor office provide basic accommodation with w.c. facilities.

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

## Accommodation

The unit provides the following Gross Internal Area:

**Industrial/Warehouse**  
**1,485 sq.ft. (138 sq.m.)**

## Asking Rent

£12,500 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:

**Julien Kenny Levick**

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## Date of Preparation

18 January 2024