

## **TO LET Industrial/Business Unit**

2,310 sq ft (214.60 sq m)



- **Prominent Trading Estate**
- **Close to junction 3 of the M66 motorway**
- **Use for vehicle repairs is NOT permitted**

**Unit 23, Pilsworth Road Industrial Estate,  
Pilsworth Road, Bury, BL9 8RE**

## SITUATION

The premises are situated on the popular Pilsworth Road Industrial Estate, off Pilsworth Way. It is within a traditional industrial area and benefits from excellent access to the local 'A' roads and is within ½ mile of junction 3 of the M66 motorway.

## DESCRIPTION

The unit is a single-storey industrial unit, of concrete block and profile steel construction set beneath an asbestos roof. The premises have toilet facilities and are suitable for production, storage or light assembly.

## ACCOMMODATION

	Sq ft	Sq m
Unit 23	2,310	214.65

## TENURE

The premises are available on a full repairing and insuring lease, for a term of three years.

## RENTAL

£12,000 per annum plus VAT.

## MAINTENANCE RENT

A maintenance rent is levied to cover the maintenance of the estate, upkeep of the common parts, landscaping, road maintenance and the building insurance for the property. This is currently estimated at £2,000 per annum plus VAT and is charged on a monthly basis.

## RATEABLE VALUE

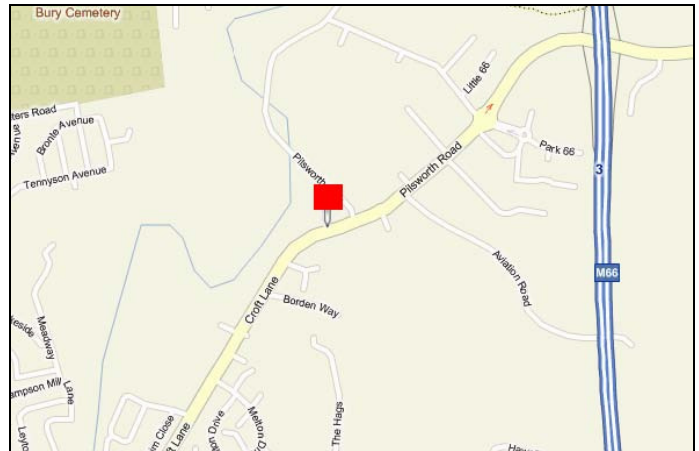
The unit is described as "Workshop and Premises" and has an adopted rateable value of £11,750. This means that the rates payable are approximately £5,875.00 per annum if this is your only commercial property. For further information, please contact Bury Council on 0161 253 5000.

## VAT

Rents, where quoted, are exclusive of, but **WILL** be liable to, VAT.

## SERVICES

All mains services are available to site, but may vary from unit to unit. Prospective tenants should make their own enquiries with regard to the capacity of the supply.



## VIEWING

By appointment with the sole agent, NOLAN REDSHAW.

Contact: Andrew Ashworth  
 Email: [andrew@nolanredshaw.co.uk](mailto:andrew@nolanredshaw.co.uk)  
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