

TO LET

BUILDING 1, PEEL INDUSTRIAL ESTATE, CHAMBERHALL STREET, BURY, BL9 0LU



39,125 Sq Ft (3,634.71 Sq M)

- **MODERN WAREHOUSE / FACTORY UNIT**
- **8M EAVES**
- **EXCELLENT CONCRETE YARD**
- **AVAILABLE Q3 2027**



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Nolan Real Estate

LOCATION

The estate is 2 miles from Junction 2, of the M66 Motorway, and is within 0.5 miles of Bury Town Centre and the Metrolink Station. The property is accessed via the A56 and Bolton Street.

DESCRIPTION

The property comprises of a modern steel portal framed factory / workshop unit, with cavity brick walls to approximately 7ft, with double skin profile steel cladding above. The roof is clad in double skin profile steel cladding, with double skin filon roof lights. The floor is concrete and there is also a steel framed mezzanine.

There are four up and over loading doors measuring approximately 5.1m high x 4.6m wide. The eaves height is 8.03m and the height under the mezzanine is 4.1m. The lighting is primarily LED. There is a two storey office block to the front corner of the premises and a concrete loading yard to two sides. There is car parking for over 50 vehicles.

The building is subject to landlord refurbishment, available from Q2/Q3 2027.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Warehouse	35,933	3,388
Ground Floor Offices	1,299	120.68
First Floor Offices	1,893	175.86
Total Area	39,125	3,634.71
Mezzanine	46,269	4,298.53

(Measurements to be confirmed)

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

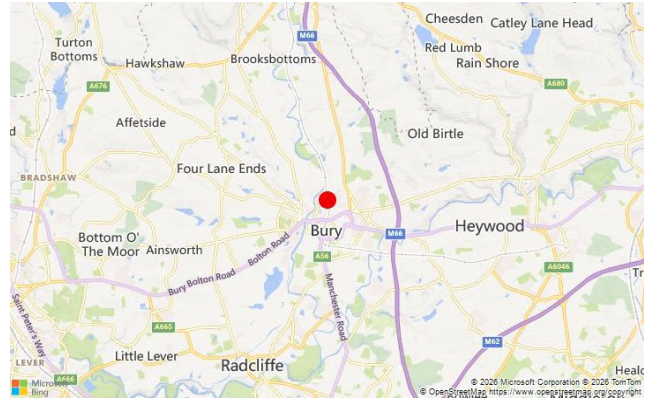
£352,125 per annum (£9 per sq. ft.)

SERVICE CHARGE

There is a service charge payable to cover maintenance of common areas.

LEASE TERMS

The property is available by way of a full repairing insuring lease for a term to be negotiated.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the rateable value to be £215,000 per annum from April 2026.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

The property currently has an Energy Performance Rating of C, with a target EPC rating of B subject to refurbishment.

VIEWING

Strictly by appointment with the sole agents.
Nolan Real Estate

Contact: Jonathan Pickles
Tel: 0161 763 0825 / 07469 153 718
Email: jonathan@nolanrealestate.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Real Estate nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Real Estate has the authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract



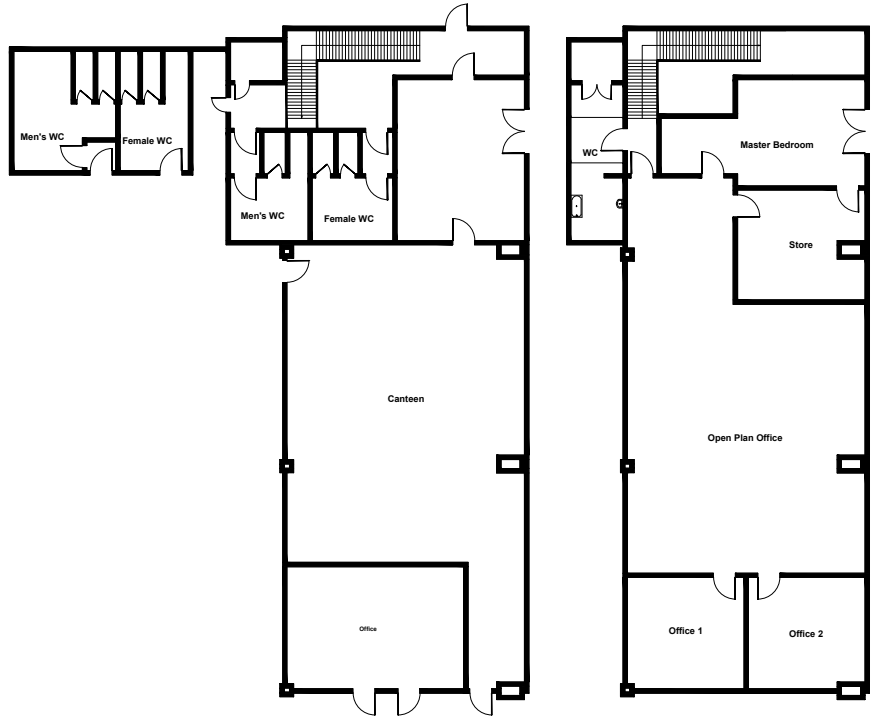
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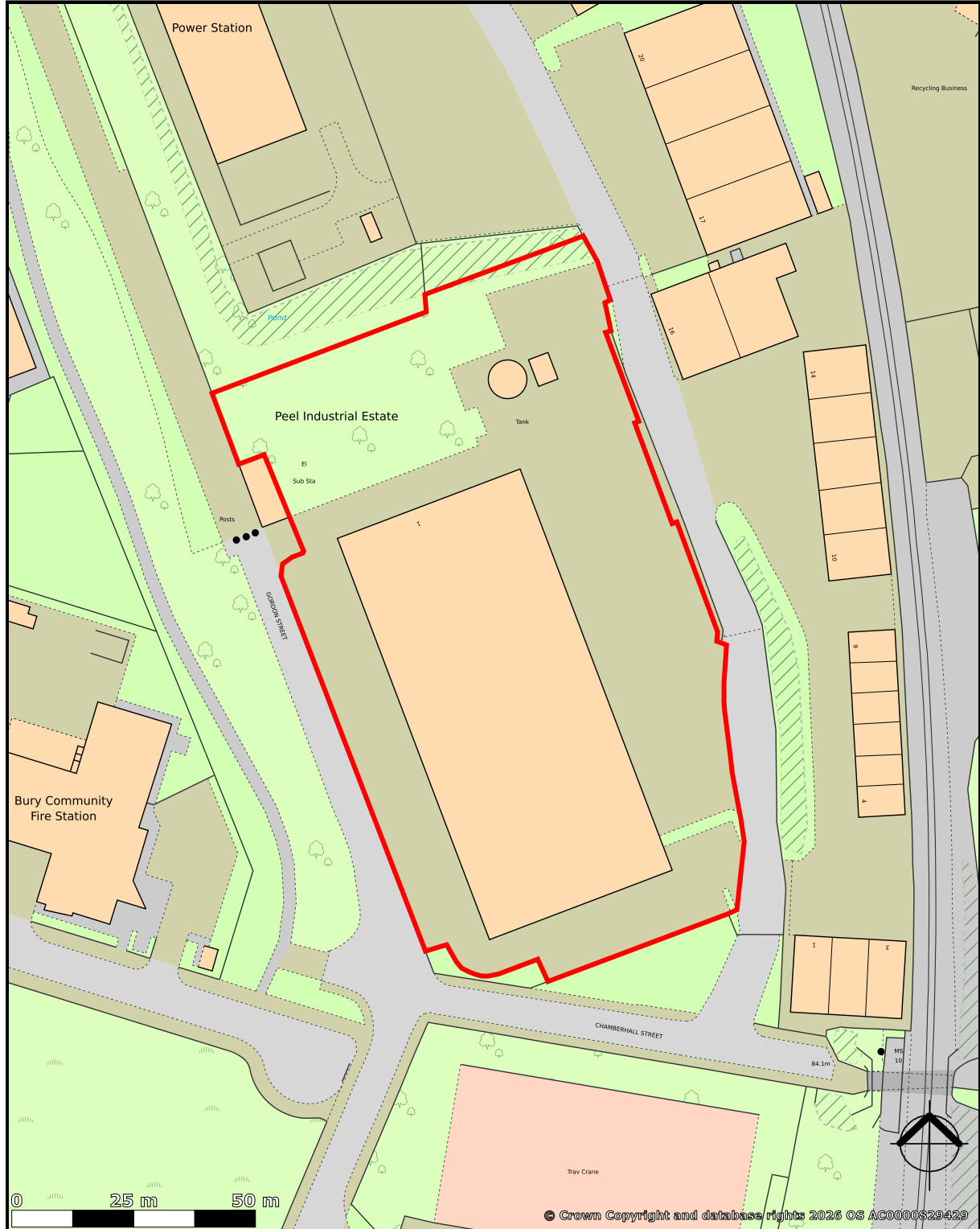




Building 1, Peel Mills Industrial Estate

287'0 x 129'9
87.48 x 39.54m





Energy performance certificate (EPC)

Building 1 Peel Industrial Estate Chamberhall Street Bury BL9 0LU	Energy rating	Valid until: 15 May 2034
	C	Certificate number: 8317-9149-2921-2497-2476

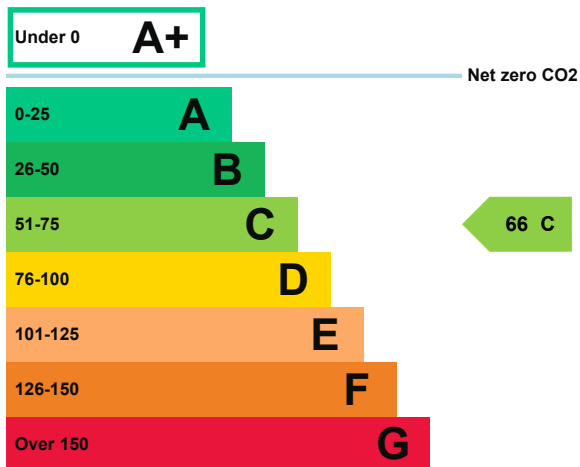
Property type	Storage or Distribution
Total floor area	4,282 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

108 E