



**2060 SQFT INDUSTRIAL UNIT/ WORKSHOP/GYM. ALLOCATED PARKING. WALKING DISTANCE TO BURY TOWN CENTRE. WALK THROUGH VIDEO AVAILABLE TO VIEW.**

## **Albert Works**

Unit 1, Brook Street, Bury, BL9 6AH

Light Industrial

# **TO LET**

**2,060 sq ft**

(191.38 sq m)

- 2060 SQFT INDUSTRIAL UNIT/WORKSHOP/GYM
- VEHICLE AND PEDESTRIAN ENTRANCES
- 3.75M CEILING HEIGHT
- SHOWER AND TOILET BLOCK
- WALKING DISTANCE OF BURY TOWN CENTRE
- WALK THROUGH VIDEO TOUR AVAILABLE TO VIEW

# Albert Works, Unit 1, Brook Street, Bury, BL9 6AH

## Summary

<b>Available Size</b>	2,060 sq ft
<b>Rent</b>	£1,041.66 per month
<b>Business Rates</b>	Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
<b>EPC Rating</b>	Upon Enquiry

## Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent In Greater Manchester For Disposals 2021) are delighted to present to the market Unit 1 Albert Works.

This sought after commercial premises measures approximately 2060 sqft and would be suitable for a variety of business, including but not limited to the following: workshops, Industrial businesses and was until very recently being used as a gym. Unit 1 is currently configured to the previous tenants requirements of large open plan floor area with a 3.75m ceiling height and a partly completed shower block and w.c facilities, but could easier be adapted to suit your business requirements.

To the external are located two entrances, one from the court yard to the rear of the premises suitable for vehicles, and a second pedestrian access from Brooke Street. Both entrances are secured by fob controlled electric shutters.

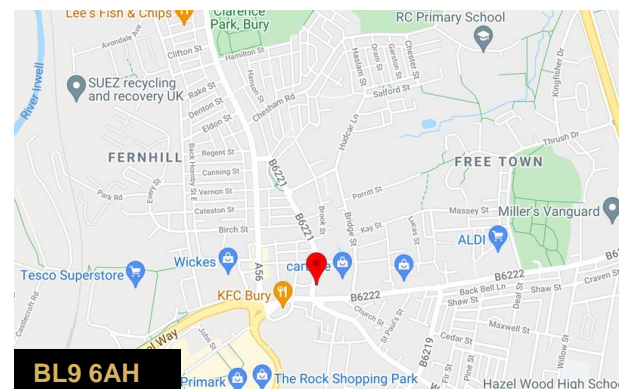
The premises also comes with two allocated parking spaces within the court yard. On street parking is also available in close proximity to the premises.

## Location

The property is located on Brook Street only a few minutes walk to Bury town centre. Approximately 1/2 mile from Junction 2 of the M66 and the Greater Manchester motoway network. Manchester City Centre is only 10 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.

## VAT

We understand the property is not liable for vat.



## Viewing & Further Information



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