

UNIT 19 PILSWORTH INDUSTRIAL ESTATE, PILSWORTH ROAD, BURY, BL9 8RE



1,450 Sq Ft (139.35 Sq M)

- **PROMINENT TRADING ESTATE**
- **CLOSE TO JUNCTION 3 OF THE M66 MOTORWAY**
- **USE FOR VEHICLE REPAIRS IS NOT PERMITTED**



LOCATION

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 half mile of Junction 3 of the M66 motorway.

DESCRIPTION

The unit is an industrial unit, of concrete block and profile steel construction, set beneath an asbestos pitched roof. The premises have toilet facilities, along with a mezzanine area and would be suitable for production, storage or light assembly.

ACCOMMODATION

Total Area	1,450 Sq Ft	139 Sq M
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(Measurements to be confirmed)

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.

RENTAL

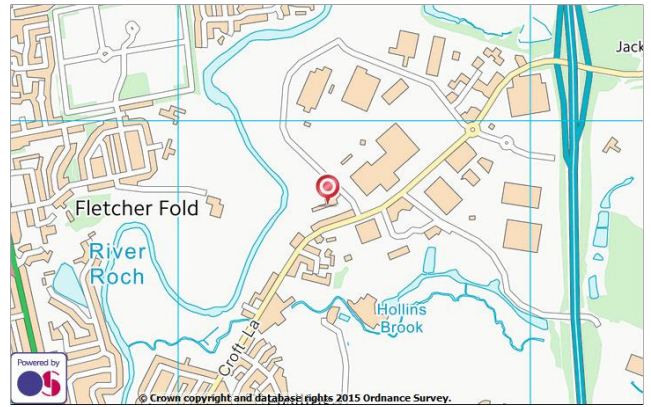
£10,500 per annum, plus VAT.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The unit is described as "Workshop and Premises" and has an adopted rateable value of £8,700. For further information, please contact Bury Council on 0161 253 5000.



VAT

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

VIEWING

Strictly by appointment with the sole agents, NOLAN REDSHAW:

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd 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 Redshaw Ltd has 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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