



FOR SALE

## Unit 2b, Albert Mill

Albert New Mill, Albert Close, Whitefield, Manchester, UK M45 8EH



Industrial for sale, 645 sq ft gja, </span> >£100,000</span> </span>

To request a viewing call us on 0161 764 4440

For more information visit <https://realla.co/m/32497-unit-2b-albert-mill-albert-new-mill>

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ferrier  a property for everyone!

### Single Storey Industrial Premises

Single storey light industrial premises off Albert Close, with a shared parking area to the front and internal vehicular access. Constructed of brick elevations under a pitched slate roof, the premises is accessed a personnel door and roller shutter door measuring 2.78m wide x 3.05m high. The premises has a single phase electricity supply, an eaves height of 3.479m and an apex height of 6.61m.

Albert Close is c. 0.3 miles from Bury New Road (A56) and approximately 0.9 miles from junction 17 of the M60.

#### Highlights

- Single Storey Industrial Premises
- AGIA 655 sq/ft
- Roller Shutter Door for Vehicular Access - 2.78m wide / 3.15m high

#### Property details

Price	£100,000
Building type	Industrial
Rates detail	Business rates will be payable to the local authority, subject to an assessment by the Valuation Office Agency.
VAT	We understand that the premises is not elected for VAT.
Tenure	Long leasehold
Deal type	Vacant possession
Size (GIA)	645 sq ft

Unit	Size sq ft
Industrial Unit	612
Entry	16
Store	17
<b>Total</b>	<b>645</b>

\* All sizes GIA



#### More information

Visit microsite >

<https://realla.co/m/32497-unit-2b-albert-mill-albert-new-mill>

#### Contact us

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