



SUBSTANTIAL WAREHOUSE/INDUSTRIAL

Rare Opportunity To Purchase A Substantial Warehouse/Industrial Unit On The Outskirts Of Radcliffe Town Centre With Attached Compound.

Station Works

Bury Road, Manchester, M26 2UA

Industrial, Industrial / Storage,
Industrial / Warehouse

FOR SALE

11,290 sq ft

(1,048.88 sq m)

- In excess of 11,200 SQ FT
- 1500 SQ FT gated yard
- Roller shutter vehicle access (6m by 5m)
- Brand new roof within the last 5 years
- Police Response Alarm
- Height to eaves 10.71m
- Height to apex 13.84
- 2 x 5 Ton Cranes 1 x 15 Ton Crane

A property for everyone

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Summary

Available Size	11,290 sq ft
Price	£750,000
Rates Payable	£14,000 per annum
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

A fantastic opportunity to purchase a substantial sized open plan warehouse/industrial unit located on Eton Hill Road Radcliffe.

WALK THROUGH VIDEO TOUR AVAILABLE TO VIEW.

The unit is measured at 11,290 SQFT the property is in immaculate condition, with brand exterior including the roof being installed within the last 5 years.

The premises would be attractive to investors as demand for rental is high and this specification is rare to the market.

It would also certainly suit established companies wanting to utilize the space for their own business. Having 2 x 5 ton cranes and a 1 x 15 ton crane being included in the sale.

Internally the unit benefits from two offices, kitchen, staff rest room, apex height of approximately 13.84, height to eaves of approximately 10.71m and is accessed by roller shutter vehicle access of (6m by 5m)

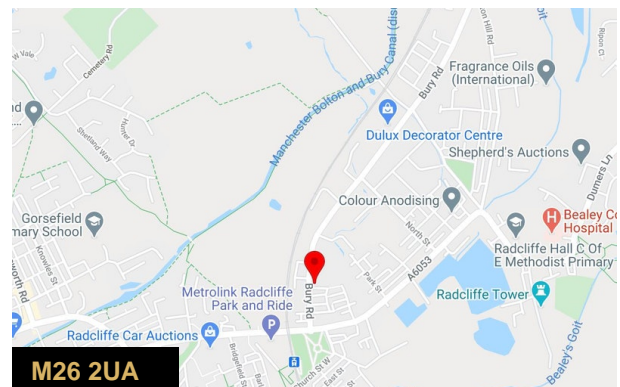
Externally the property has a gated yard/compound approximately 1,500 SQ FT which is ideal for staff parking or utilized for outdoor work space.

Location

On Bury Road on the edge of Radcliffe town centre, 2 miles from Bury and only 3 miles from M66 motoway Junction 2 and M60 motoway network.

VAT

We understand the property is not liable for VAT



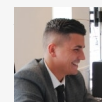
Viewing & Further Information



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