

WALK THROUGH VIDEO TOUR AVAILABLE



**1260 SQFT INDUSTRIAL UNIT/ WORKSHOP WITH 965 SQFT
OPEN YARD/FORECOURT. WALKING DISTANCE TO BURY
TOWN. CLOSE TO MOTOWAY NETWORK**

Albert Works

Unit 10, Brook Street, Bury, BL9 6AH

Industrial / Storage, Workshops

TO LET

1,260 sq ft

(117.06 sq m)

- 1260 SQFT INDUSTRIAL UNIT/ WORKSHOP
- 965 SQFT OPEN YARD/FORECOURT.
- 2.5M CEILING HEIGHT
- WALKING DISTANCE TO BURY TOWN CENTRE.
- WALK THROUGH VIDEO TOUR AVAILABLE
- APPROXIMATELY HALF A MILE FROM MOTOWAY NETWORK

Where your business belongs

Albert Works, Unit 10, Brook Street, Bury, BL9 6AH

Summary

Available Size	1,260 sq ft
Rent	£1,041.66 per month Including 1260 Sqft Unit & 965 SQFT Open Yard/Forecourt
Business Rates	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..
EPC Rating	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 10 Albert Works.

This sought after commercial premises measures approximately 1260 sqft and comes with a additional 965 Sqft open yard/forecourt that would be suitable for a variety of business, including but not limited to the following: workshops, Industrial businesses or storage facility.

Unit 10 is currently configured to a open plan floor area of approximately 611 sqft with a 2.6m ceiling height, a second room measuring approximately 220 sqft. With a smaller third room which has plumbing for w.c facilities. This could easier be adapted to suit your business requirements.

To the external of the premises are located two entrances accessed over the open yard/forecourt, one suitable for vehicles access with a 3.28m wide by 2m high entrance, secured by fob controlled electric shutter.

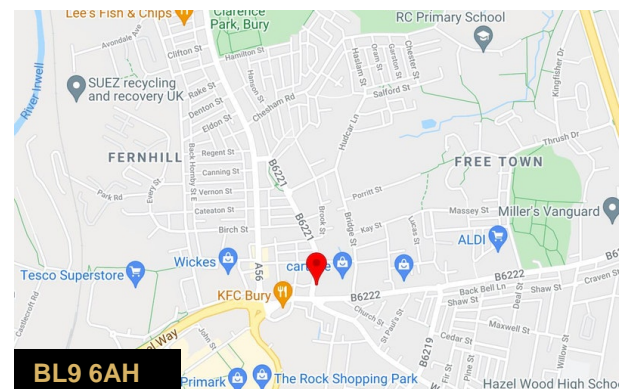
Viewing it by appointment only.

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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