

UNIT 8 PORTLAND INDUSTRIAL ESTATE, PORTLAND STREET, TOTTINGTON, BURY, BL9 6EY



493 Sq Ft (45.80 Sq M)

- **INDUSTRIAL STORAGE UNIT**
- **POPULAR LOCATION**
- **ECONOMICAL RENTAL**



0161 763 0828



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LOCATION

The premises are situated close to Hudcar Lane which has direct access to the B622, which provides ideal access to Bury Town Centre as well as the A56 which runs towards Junction 2 of the M6 Motorway.

DESCRIPTION

The property consists of a modern steel framed unit, with brickwork elevations and steel profile cladding. The unit has the benefit of W.C facilities and access is via a concertina shutter door.

ACCOMMODATION

Total Area	493 Sq. ft	45.80 Sq. m
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(Measurements to be confirmed)

SERVICES

All main services are available to the site with the exception of gas. Prospective tenants should make their own enquiries with regard to capacity of the electric and Water supply.

RENTAL

£3,500 per annum plus VAT

SERVICE CHARGE

A service charge is levied to cover the maintenance of the estate and upkeep of the common parts; landscaping; road maintenance and security for the estate.

LEASE TERMS

The premises are available by way of a full repairing and insuring lease, for a minimum of 3 years.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The unit is described as workshop and premises and has a rateable value of £3,100.00 per annum.

The unit will be eligible for 100% small business rates relief.

For further information please contact Bury Council on 0161 235 5000.

VAT

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

VIEWING

By the sole agent:

NOLAN REDSHAW

Contact: Jonathan Pickles

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TEL: 0161 763 0825



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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