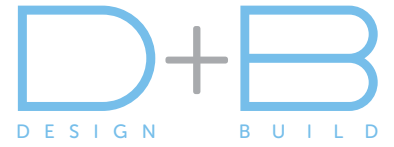




BURY POINT



BURY ROAD, RADCLIFFE, MANCHESTER



AN ILLUSTRATIVE PHOTOGRAPH OF ANOTHER DEVELOPMENT UNDERTAKEN BY PIN PROPERTIES AT MANOR PARK, RUNCORN

TO LET / MAY SELL

DESIGN AND BUILD OPPORTUNITY OFFICE, INDUSTRIAL AND DISTRIBUTION USE

60,000 - 100,000 sq ft (5,574 - 9,290 sq m)

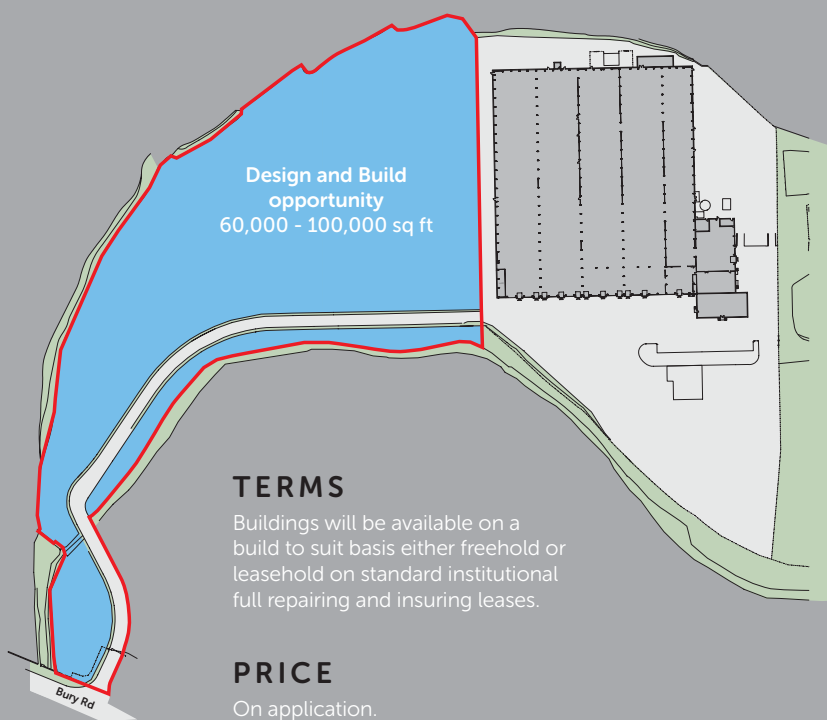
Total Site Area 7 acres (2.83 hectares)

- 24/7 access
- Self contained industrial park environment
- Planning permission for B1, B2 and B8 uses
- Freehold or leasehold terms available
- Consideration to land sales subject to purchaser entering into a development agreement
- Easy access to 3 motorway junctions
J2 M66 - 2.5 miles • J3 M66 - 3.25 miles • J17 M60 - 4 miles

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TERMS

Buildings will be available on a build to suit basis either freehold or leasehold on standard institutional full repairing and insuring leases.

PRICE

On application.

DEVELOPMENT OPPORTUNITY

Potential occupiers will have a unique opportunity to secure their own bespoke building within an established business location on a freehold or leasehold basis. Alternatively, consideration will be given to a land sale subject to the purchaser entering into a development agreement.

PIN Properties have an experienced design team that are able to prepare, design and build and procure buildings to occupiers requirements.

LOCATION

The available land is located off Bury Road approximately 1.5 miles north east of Radcliffe Town Centre and 10 miles north of Manchester City Centre.

The premises are located within a well established industrial location and can be readily accessed via 3 motorway Junctions (2 and 3 of the M66 and 17 of M60).

Manchester airport is only approximately 16 miles away.

VIEWINGS

For further information please contact the joint agents Rick Davies at Davies Harrison on 0161 236 9999 and David Brooks of Jones Lang Lasalle on 0161 828 6440.

www.burypoint.co.uk
or www.pinproperty.co.uk

A development by



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