

## UNITS ADJACENT TO PILOT MILL, ALFRED STREET, BURY, BL9 9EF



**848 – 8,786 Sq Ft (78.77 – 816.21 Sq M)**

- **NEW WAREHOUSE / WORKSHOP UNITS**
- **7.5 METRE EAVES (approx)**



## LOCATION

The Units are situated adjacent to the landmark Mill, known as Pilot Mill, which is on Alfred Street, off the B6219 Heywood Road.

The B6219 provides access to the A58, which forms the Ring Road around Bury. The travelling distance to Junction 2 of the M66 is less than one and a half miles, to Bury Town Centre is less than one mile.

Bury Town Centre and the new Rock Shopping Centre are within easy walking distance as are all Town Centre facilities.

## DESCRIPTION

The scheme comprises of seven new warehouse / workshop units, with an eaves height of 7.5 metres. Clad in attractive profile sheeting on the walls and roof.

The units are a steel portal frame construction, with a concrete floor and have car parking and loading facilities at the front.

Each unit is accessed by way of an up and over roller shutter door.

## ACCOMMODATION

	Sq.ft	Sq.m
Unit A	1,257	116.77
Unit B	1,231	114.36
Unit C	1,231	114.36
Unit D	1,231	114.36
Unit E	1,231	114.36
Unit F	1,257	116.77
Unit G	848	78.77

(Measurements to be confirmed)

## SERVICES

All Main Services are installed with the exception of gas.

## RENTAL

On application



## LEASE TERMS

The units are available by way of new full repairing and insuring Lease on terms to be negotiated, but for a minimum term of three years.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VAT

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

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

## VIEWING

Strictly by appointment with the sole agents:

Contact: Paul Nolan

Tel: 0161 763 0822

Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk



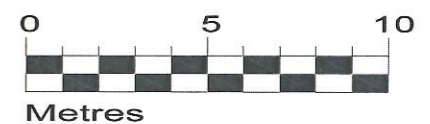
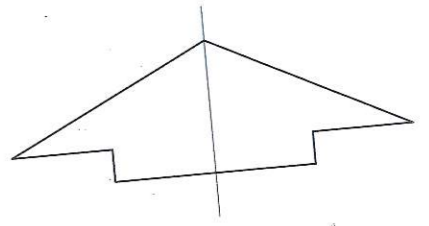
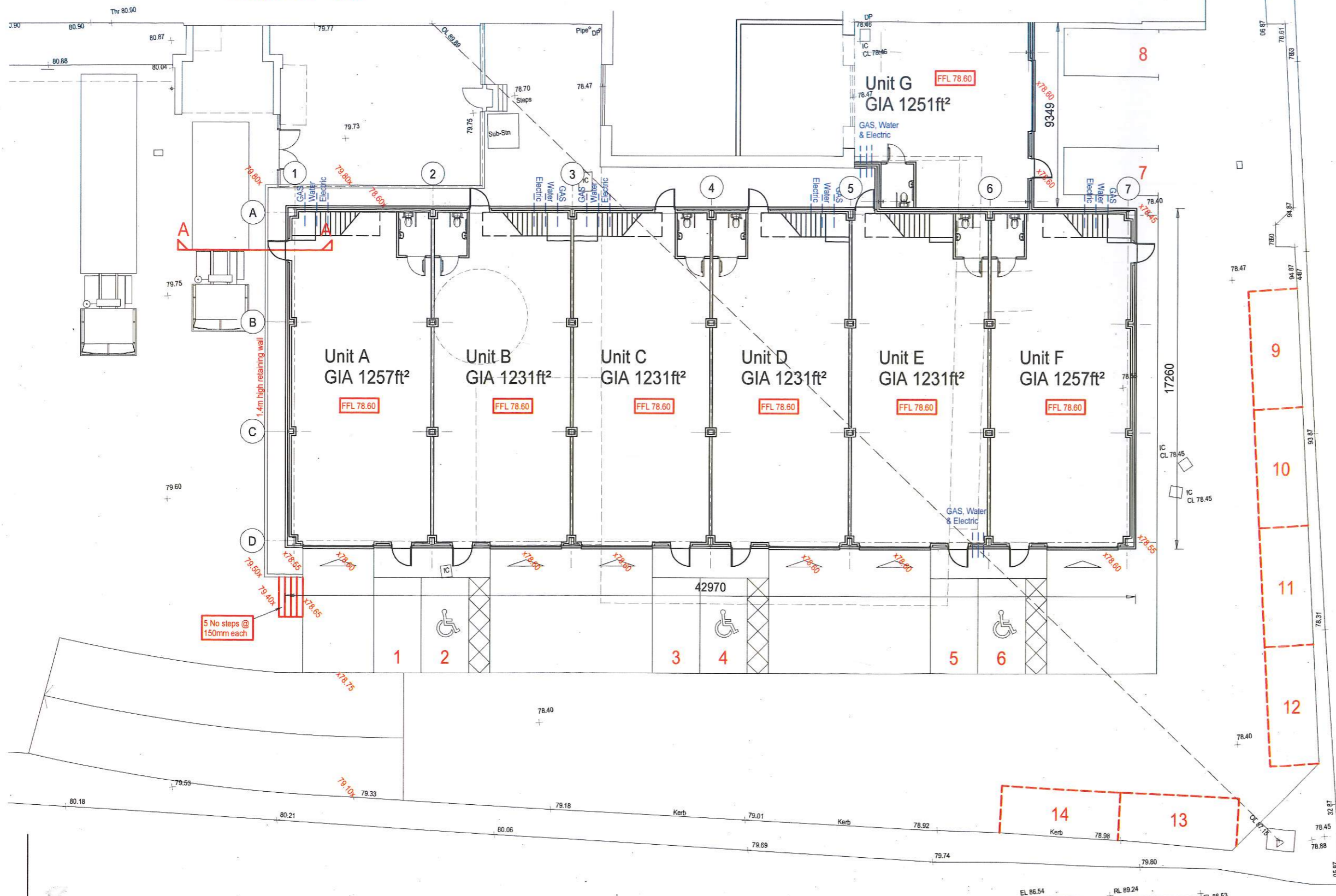
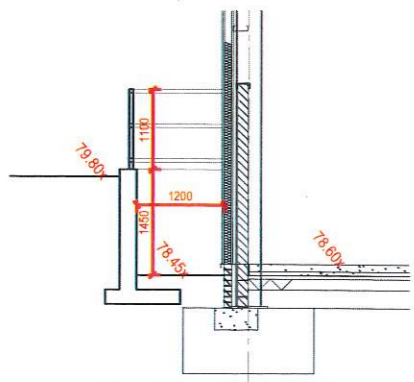
1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 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.



0161 763 0828



Section AA - 1:50



Revision		
06/04/17	A	Levels updated & external works amended to suit
25/05/17	B	Additional car spaces added to South-Eastern corner of site
19/07/17	C	Service point connections added
28/07/17	D	Rear fire doors to units A & F relocated to avoid steel bracing
Client:		
The Weidenbaum Pension Trust		
Project:		
Pilot Mill, Alred St. Bury, BL9 9EF		
Drawing:		
Ground Floor Layouts		
Date:		
18/02/2017		
Scale:		
1:100		
Drawn By:		
NMB/PM/004		
Checked By:		
D		