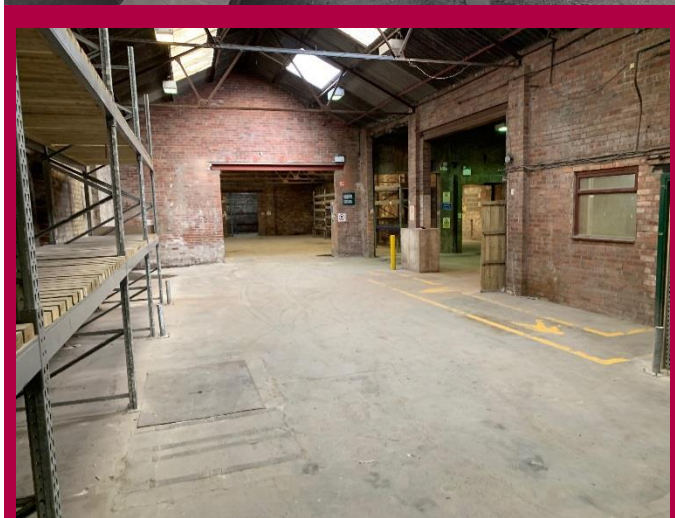


FOR SALE

Former Travis Perkins Builders Merchants,
Lawrence Street, Bury, BL9 9SN

B8
REAL ESTATE



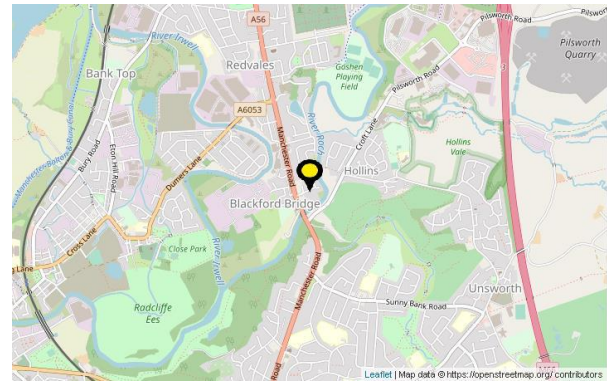
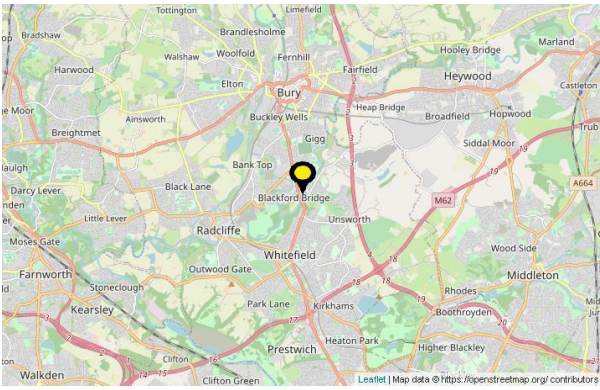
INDUSTRIAL / TRADE / WORKSHOP UNIT

8,490 SQ FT

- Steel Truss Frame Construction
- 3.5 to 6.5m Internal Height
- Trade Counter / Amenities
- Level Access Loading
- Adjacent to A56 main road

0161 375 6000

www.b8re.com



LOCATION

The property is located on Lawrence Street, immediately adjacent to the A56 directly which lies south of Bury town centre. This in turn provides easy access to both junction 3 of the M66 motorway and junction 17 of the M60 orbital motorway.

Manchester city centre is located approximately 7 miles south from the property.

The surrounding area is predominantly residential with adjoining occupiers facing onto the A56 being a Hyundai Car dealer as well Volvo car dealer in close proximity.

DESCRIPTION

The property is constructed of a steel truss frame with a corrugated pitched and flat roof in parts with brick elevations.

Internally the property is largely open plan with a concrete floor slab in the warehouse area as well as a separate office, trade counter area and staff welfare facilities. The property has an internal height ranging from 3.5m at the front to 6.5m at the rear, benefitting from 2 electric roller shutter doors to the side elevation with one being 9 metres in width.

Externally there is small compound at the front facing the main road.

ACCOMMODATION

Area	SQ M	SQ FT
Warehouse	632.58	6,809
Trade Counter/Amenities	113.24	1,219
Reception/Office	42.92	462
Total GIA	788.74	8,490

TERMS

The premises are available on a freehold basis. Price upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWINGS

Contact: Anthony Mellor / Will Kenyon

Tel: 0161 375 6000

Email: anthony@b8re.com / will@b8re.com



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