



3861 SQFT, LIGHT INDUSTRIAL COMMERCIAL PREMISES. CLOSE TO BURY TOWN CENTRE. NEW WINDOWS, NEW ROLLER SHUTTER, NEW LIGHTING, NEWLY DECORATED.

26 Whitelegge Street

Bury, BL8 1SW

Industrial, Industrial / Storage,
Industrial / Warehouse

TO LET

3,861 sq ft

(358.70 sq m)

- 3861 SQFT
- CLOSE TO BURY TOWN CENTRE
- ON STREET PARKING
- KITCHENETTE
- OFFICE
- WALK THROUGH VIDEO AVAILABLE TO VIEW

26 Whitelegge Street, Bury, BL8 1SW

Summary

Available Size	3,861 sq ft
Rent	£1,666.66 per month
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..
Service Charge	N/A
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 a first floor 3861 sqft light industrial commercial space.

The property has just had a program of works to upgrade this first floor premises completed, this included new windows, new roller shutter, new w.c facilities, new kitchenette, office space, lighting and decoration.

The property was previously used by plant hire company , with this floor being used to store heavy plant vehicles but would suit a variety of businesses.

A shared access by a way a secure, double metal gates, leads to a 2.5m wide vehicle ramp, 2.7m high by 2.5m wide brand new electric roller shutter door, with a reinforced concrete floor of which we are advised with take up to 50 tones in weight and a apex height of approximately 4.9m.

Property also available as a whole.

WALK THROUGH VIDEO AVAILABLE TO VIEW. (Please note video shows property with works completed.).

Location

Located on Whitelegg Street off Tottington Road on the outskirts of Bury town centre. Approximately 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.

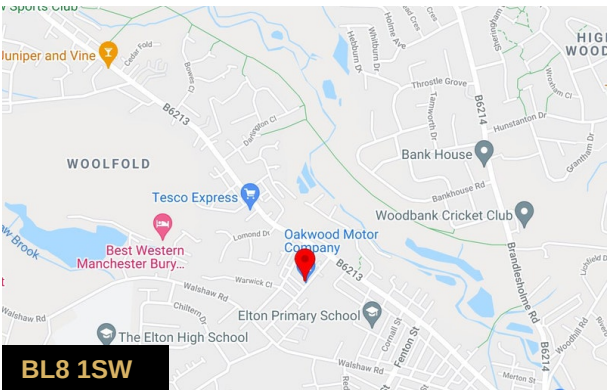




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Viewing & Further Information



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