

Building 1

Peel Industrial Estate

Peel Mills, Chamberhall Street, Bury, BL9 0LU
WHAT3WORDS: horns.undulation.slang

Industrial/Warehouse unit

39,000 sq ft on a site area of 2.56 acres

To Let

Under refurbishment available Q1 2027

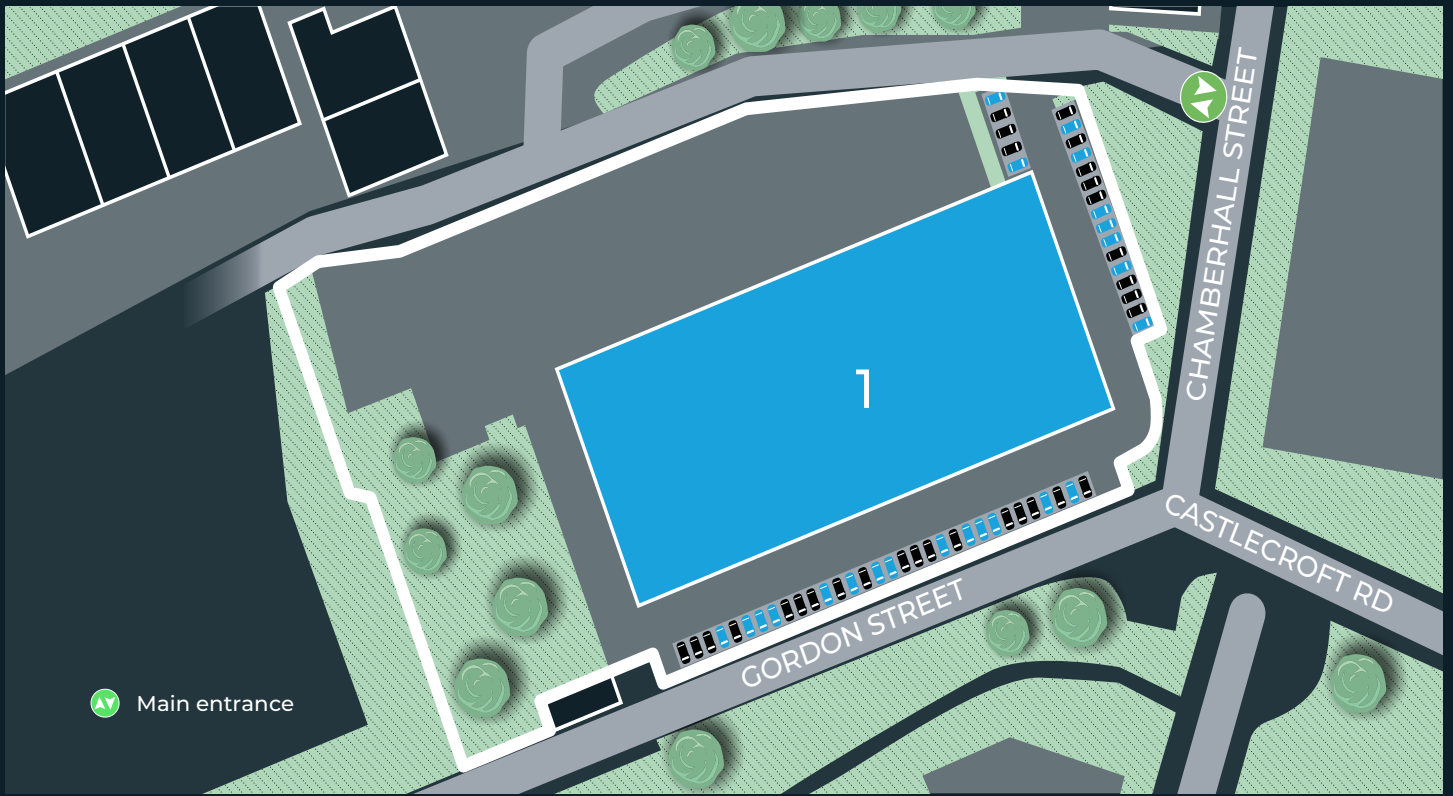


Building 1 Peel Industrial Estate

Peel Industrial Estate comprises a development of 39 industrial units ranging in size from 600 to 39,900 sq ft and suitable for a wide range of uses including storage, manufacturing and trade counter.

Located in an established business environment, the estate is attractively landscaped and benefits from secure perimeter fencing and extensive CCTV system which is monitored outside of usual business hours. Units benefit from good eaves heights, internal offices (aside from the smallest units) and roller shutter door providing loading access onto loading/parking areas fronting the units.





Accommodation (GIA)

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	FF Office ^{Sq Ft}	Total ^{Sq Ft}
Building 1				39,000

Site Area: 2.56 acres

Availability & terms

The unit is offered to let on a new full repairing and insuring lease on terms to be agreed.

Rental

Upon application.

VAT

To be levied.

Service charge

Payable for upkeep of common parts.

Rates

Rateable value £215,000 (April 2026 Rating List).

Specification



4 Roller shutter doors



3 Phase power



8m eaves height



WC facilities



EPC Targetting B



Loading area



Car parking area



Secure site





SAT NAV: BL9 0LU WHAT3WORDS: HORNS.UNDULATION.SLANG

Strategic logistics location

Peel Industrial Estate is approximately 2 miles from J2 of the M66 and within half a mile from Bury town centre. The property is accessed via the A56 Chamberhall Street ring road.

	miles	mins		miles	mins		miles	mins
Bury	0.7	3	M66	2	5	Manchester	24	30
Bolton	6	19	M60	5	10			
Manchester	11	34	M62	5	10		miles	mins
Liverpool	40	58	M6	24	30	Bolton	0.5	4

Please contact us for further information:



0161 763 0828
nolanrealestate.co.uk



0161 259 7000



0161 375 6000
www.b8re.com

Jonathan Pickles
jonathan@nolanrealestate.co.uk
+44 (0)7469 153 718

Adam Marshall
adam.marshall@sw.co.uk
+44 (0) 7734 871 126

Will Kenyon
will@b8re.com
+44 (0) 7802 869 279



Fourth Floor,
30 Broadwick Street,
London, W1F 8JB

LOGICOR.EU
ukenquiries@logicor.eu