



To Let

Modern Warehouse
with Yard & Parking

39,000 sq. ft



**Building 1 Peel Industrial Estate
Chamberhall Street
Bury, BL9 0LU**

SW

Sanderson
Weatherall

Key points

- ▶ Clear internal height of 8m
- ▶ 4 loading doors
- ▶ 50 + car parking spaces

Description

The property comprises of a modern steel portal framed factory / workshop unit, with cavity brick walls to approximately 7ft, with double skin profile steel cladding above. The roof is clad in double skin profile steel cladding, with double skin filon roof lights. The floor is concrete and there is also a steel framed mezzanine.

There are four up and over loading doors measuring approximately 5.1m high x 4.6m wide. The eaves height is 8.03m and the height under the mezzanine is 4.1m. The lighting is primarily LED. There is a two storey office block to the front corner of the premises and a concrete loading yard to two sides. There is car parking for over 50 vehicles.

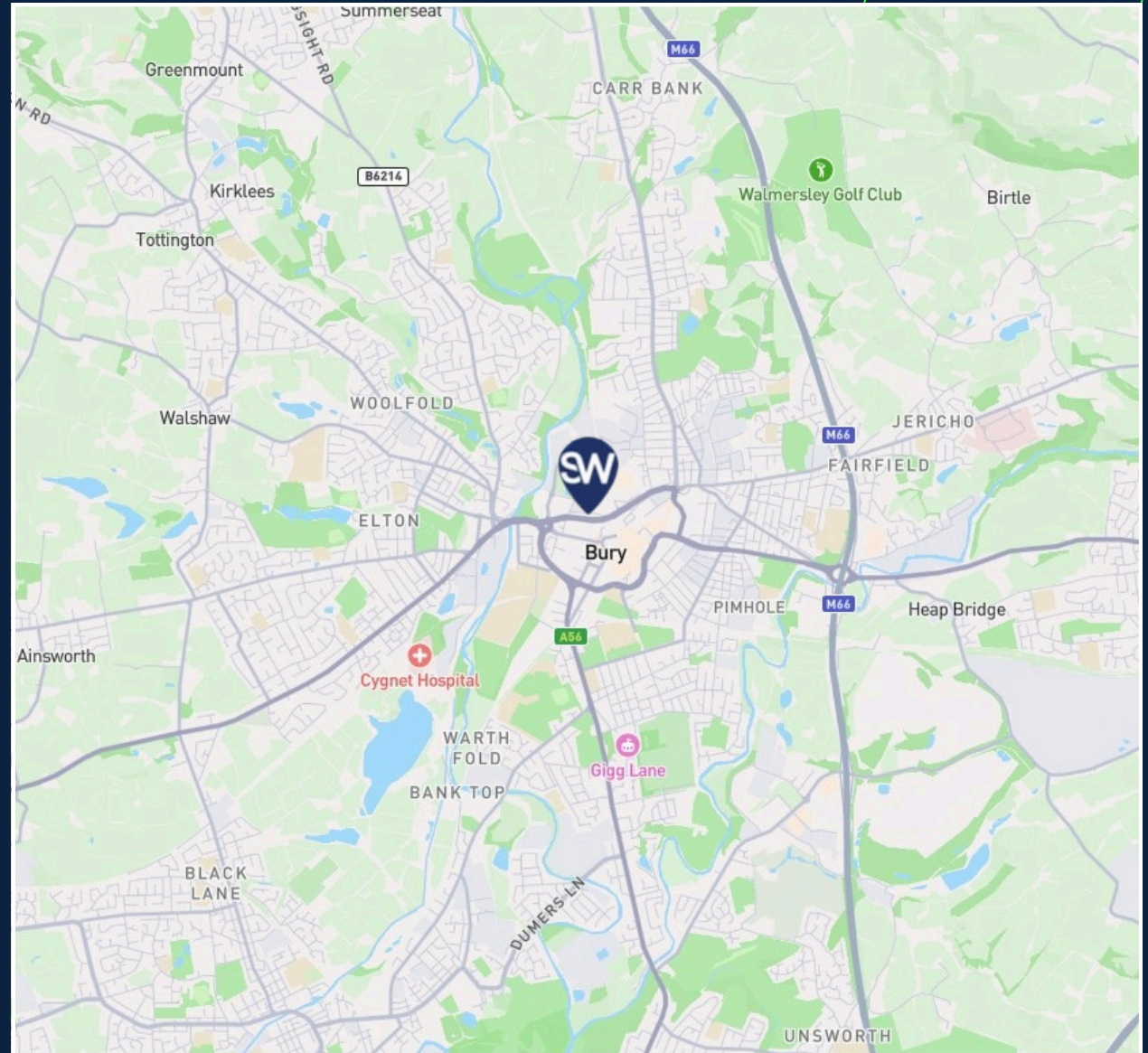
The building is subject to a landlord refurbishment, available from approx. Q1/Q2 2027.



Location

Peel Industrial Estate is an established industrial location approximately 1.5 miles south of Bury town centre and 10 miles north of Manchester city centre. Bury Interchange, providing Metrolink and bus services, is located around 1.5 miles to the north.

The estate benefits from good road connectivity, being approximately 2 miles from Junction 2 of the M66 motorway, which provides access to the M60 orbital motorway circa 4 miles to the south. The A56 and A58 are also nearby, offering convenient access to Manchester, Bolton, Rochdale and Blackburn. The surrounding area comprises a range of industrial, warehousing, manufacturing and trade counter occupiers.





Accommodation

The Property has been measured on a Gross Internal Area (GIA) basis as below:-

Accomodation	Sq M	Sq Ft
Warehouse	3,388	35,933
Ground Floor Offices	120.68	1,299
First Floor Offices	175.86	1,893
Total	3,634.71	39,125

The Site Area has been measured using online mapping software at 2.56 Acres.

Rateable Value

£215,000 (2026 Rating List)

Lease Terms

The property is available on a new FRI lease for a term of years to be agreed.

Rent

£352,125 per annum, exclusive (£9 per sq ft)

Rent is exclusive of vat, service charge, insurance, rates utilities, and any other outgoings.

VAT

VAT applicable at the prevailing rate.

EPC

The property is currently assessed with a rating of 'C', however the target EPC rating is 'B' subject to a landlord's refurbishment.

Service Charge

There is a service charge payable to cover maintenance and upkeep of Peel Industrial Estate. Further details available upon request.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identifucation and confirmation of the source of funding will be required from the successful tenant or purchaser.



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Weatherall

Viewings

For further information or to
arrange a viewing please contact
the sole letting agents:

► **Adam Marshall**
0161 259 7027
adam.marshall@sw.co.uk

► **Tom Parker**
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