



**5,000 Sq Ft Warehouse currently used as a MOT testing station.  
Located close to Bury Town Centre and the Motorway**

## Unit 2

Park Road, Bury, BL9 5BQ

Warehouse

# TO LET

**5,000 sq ft**

(464.52 sq m)

- Two Roller Doors to the Front
- 5,000 Sq Ft
- Office and Store Room
- 7.0m Maximum Height
- Suitable for a Variety of Uses

# Unit 2, Park Road, Bury, BL9 5BQ

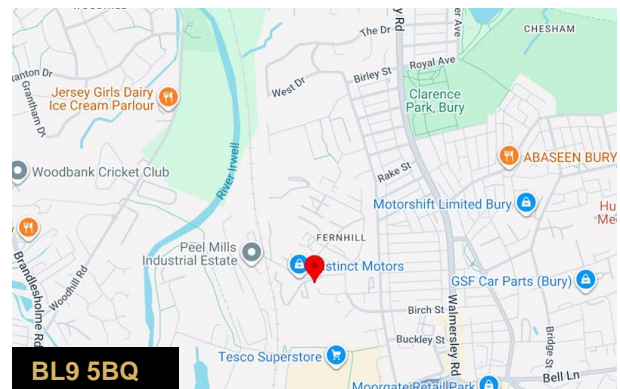
## Summary

Available Size	5,000 sq ft
Rent	£3,750 per month
Rates Payable	£13,847.25 per annum
Rateable Value	£27,750
Service Charge	£150 per month
VAT	Applicable
EPC Rating	Upon enquiry

## Description

A rare opportunity to lease a large warehouse close to Bury Town Centre and with easy access to the Motorway. Currently used as a MOT testing station it would suit a wide variety of potential uses.

Please note there is a service charge of £150 a month and the rent is subject to VAT.



## Viewing & Further Information

**son  
rier**  
ERCIAL

**Stuart Pearson**  
0161 764 4440  
commercial@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)