



**High Quality Industrial/Warehouse Unit On One Of The Most Sought After Business Parks In The Area. With 7 Parking Spaces.**

## **Unit 2b Bury South Business Park**

Dumers Lane, Manchester, M26 2AD

Light Industrial

# **TO LET**

**3,175 sq ft**

(294.97 sq m)

- Modern Industrial/Warehouse
- 7 Allocated Parking Bay
- Mezzanine Level
- Trade Counter/Reception
- Office Space
- Close To Motoway Network

# Unit 2b Bury South Business Park, Dumers Lane, Manchester, M26 2AD

## Summary

|                |                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 3,175 sq ft                                                                                                                                                                                                                                                                                                                                                                                                   |
| Rent           | £2,375 per month                                                                                                                                                                                                                                                                                                                                                                                              |
| Rates Payable  | £8,161.15 per annum<br>Small business rate relief. You can get small business rate relief if: your property's rateable value is less £15,000 and than your 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. |
| Rateable Value | £16,750                                                                                                                                                                                                                                                                                                                                                                                                       |
| Service Charge | £2,000 per annum<br>Inclusive of VAT                                                                                                                                                                                                                                                                                                                                                                          |
| VAT            | Applicable                                                                                                                                                                                                                                                                                                                                                                                                    |
| EPC Rating     | D (93)                                                                                                                                                                                                                                                                                                                                                                                                        |

## Description

Pearson Ferrier Commercial are delighted to bring to market this high quality Industrial/Warehouse unit on one of the most sought after business parks in the area. This modern unit measures approximately 2293 Sq Ft. With a additional Mezzanine level of 882 Sq Ft (with the option to extended). Reception/Trade counter, Office space(268 Sq Ft), Kitchen, WC and Storage area. Externally you will find 7 allocated parking spaces.

Vehicle access is by way of modern electric roller shutter measuring 5m in height by 4m in width. Unit height to eves measures approximately 7.3m.

Security -the unit has steel electric shutters to all doors and windows. CCTV, level 1 intruder police activated alarm, ram barrier and the site has 24 hours security, monitored by the management company. It has also had a recently installed Fire Alarm System.

The development is accessible Monday -Friday 7am to 7pm & Saturday 7am -Midday. "out-of-hours access" to the site. If this is required then a fob will need to be purchased at the cost of the tenant.

## Location

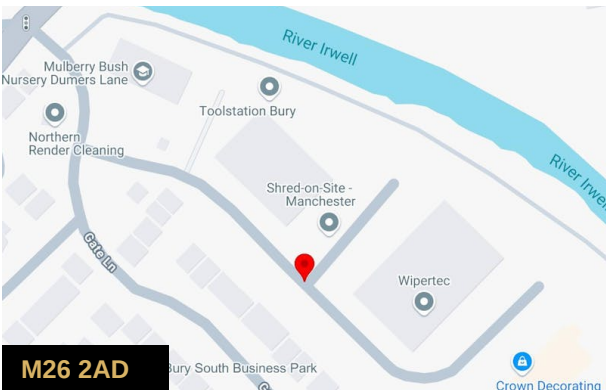
Bury South Business Park is situated on Dumers Lane off Manchester Road (A56) approximately one mile south east of Bury Town Centre. The location benefits from being a most accessible destination, not only from within the North West but also nationally owing to its strategic position only two miles from junction 3 of the M66 which provides rapid links to the national motorway network. Access to junctions 17 and 18 of the M60 are within three miles with Manchester City Centre seven miles to the south.

## VAT

The quoted price is exclusive of but liable for VAT at the prevailing rate.

## Insurance

TBC



## Viewing & Further Information

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