

WALK THROUGH VIDEO AVAILABLE



**Large Warehouse with Five Offices. Vehicle Access. Two Kitchens.
Two W.C.**

16-20 Heaton Fold

Bury, BL9 9HF

Office, Warehouse, Workshops

TO LET

4,208 sq ft

(390.94 sq m)

- Warehouse with Five Offices
- Large Warehouse with Vehicle Access
- Three Further Ground Floor Rooms
- Two Kitchens
- Three W.C.
- Excellent Condition
- Well Placed for Bury Town Centre and the Motorway

Where your business belongs

16-20 Heaton Fold, Bury, BL9 9HF

Summary

Available Size	4,208 sq ft
Rent	£2,000 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 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..
Service Charge	N/A
EPC Rating	D (94)

Description

This impressive commercial property offers a substantial, complemented by five well-appointed offices. This versatile property is ideal for businesses seeking a functional and spacious environment to operate from.

The warehouse area is expansive, providing ample room for storage, manufacturing, or distribution activities. Its generous size allows for flexibility in layout, catering to a variety of business needs. The ground floor also comprises of a reception area, kitchen, W.C, and three further rooms that could be used for storage, packaging, offices etc. To the first floor are five offices which are thoughtfully designed to create a productive workspace, perfect for meetings, administration, or client interactions.

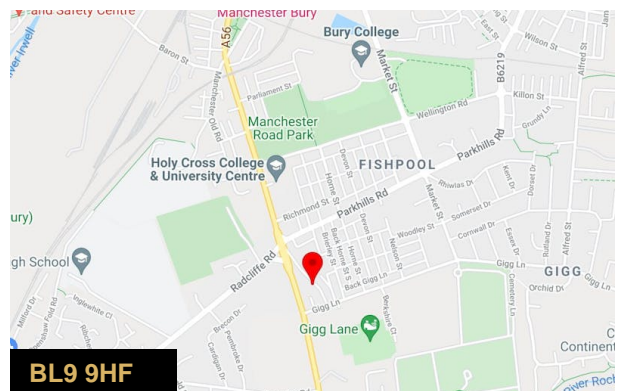
This commercial property in Heaton Fold presents a unique opportunity for businesses looking to expand or establish themselves in a prime location. With its combination of warehouse space and office facilities, it is well-suited to meet the demands of modern enterprises. Do not miss the chance to secure this valuable asset for your business.

Location

Located Just off Manchester Road, Bury. 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

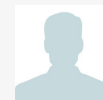
We understand the property is not liable for vat.



Viewing & Further Information

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