



**SOUGHT AFTER 8000 SQFT MODERN TRADE COUNTER  
INDUSTRIAL UNIT. PLUS 4200 SQFT GATED COMPOUND.  
WAREHOUSE/FACTORY/TRADE COUNTER.**

## **Hardman Street**

Bury, BL9 5AA

Industrial, Trade Counter,  
Industrial / Warehouse

# **TO LET**

**8,000 sq ft**

(743.22 sq m)

- 8000 SQFT INDUSTRIAL WAREHOUSE/FACTORY/TRADER COUNTER
- 4200 SQFT COMPOUND
- OWN PRIVATE GATED ENTRANCE
- TRADE COUNTER
- BOARD ROOM/OFFICES/TRAINING ROOM
- TWO LARGE ROLLER DOORS

## Summary

<b>Available Size</b>	8,000 sq ft
<b>Rent</b>	£65,000 per annum Includes 8000 sqft Unit + 4200 sqft (approx) gated compound.
<b>Rates Payable</b>	£19,656 per annum You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. 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.
<b>Rateable Value</b>	£45,500
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable. We understand the property is not liable for vat.
<b>EPC Rating</b>	C (72)

## Description

Pearson Ferrier Commercial are delighted to present to the market this approximately 8000 sq ft INDUSTRIAL TRADE COUNTER/WAREHOUSE/FACTORY UNIT PLUS 4200 sq ft GATED COMPOUND.

This property consists of ground floor open plan warehouse area with two 5m high x 4.5m wide roller shutter doors, ideal for trade vehicles and deliveries. 5.6m eaves and 7.1m high apex for your storage requirements. Ground floor trade counter area, reception area/office, wc and shower room.

To the first floor you will find three offices/boardroom/training room, kitchen, WC/Shower room.

Externally this unit will benefit from an approximately 4200 sq ft compound with its own gated entrance, secured by metal perimeter fence.

The property also benefits from having security barriers to each of the two vehicle roller shutter entrances, metal roller shutters to all doors and windows, floodlights, cctv wiring, alarm and gas central heating.

## Location

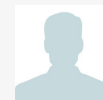
Located on the junction of Every Street/Todd Street close to Bury town centre and approximately a mile from Junction 2 of the M66 and the Greater Manchester motorway network. Manchester City Centre is only 9 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.



## Viewing & Further Information



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



**Stuart Pearson**  
07956405651  
stuart.pearson@pearsonferrier.co.uk

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