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Whether your looking to expand your business, looking to relocate or upsize. Look no further, because we have the perfect property for you.

Alston Press

Purdon Street, Bury, BL9 5HA

Distribution, Distribution
Warehouse, Light Industrial,
Trade Counter, Trade Counter /
Showroom, Warehouse,
Industrial / Warehouse,
Workshops, Yard

TO LET

2,000 sq ft

(185.81 sq m)

- Prime location with strong passing trade
- Flexible open-plan layout
- Suitable for a variety of business uses
- Convenient access in a private gated compound
- Generously sized unit, equipped with office space, kitchen, bathroom, access via a garage door with width dimensions of (3.49 metres squared)
- Surrounding yard area
- Empty with no onward chain and fitted with three phase electrics and gas supply

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Summary

Available Size	2,000 sq ft
Rent	£3,000 per month
Rates Payable	£5,489 per annum
Rateable Value	£11,000
EPC Rating	Upon enquiry

Description

Whether your looking to expand your business, wanting to relocate or launching something new. Look no further, because we have the perfect property for you.

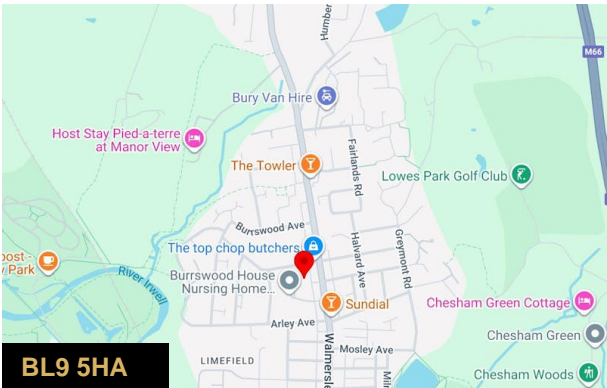
Discover this ideal commercial space, well equipped with its vast and open working space facility, accompanied with office space, two bathrooms, and kitchen accommodation.

With access via the reception area, an electric roller shutter door, measuring 3.49 metres, allowing for easy access for loading and unloading, and a separate pedestrian door, all opening to a well visible warehouse space, a great fit for storage, product distribution, or trades and services.
3 phase power supply is installed also gas supply (capped off).

Furthermore, the property beholds an extensive yard space area, ideal for parking/storage, all while being privately gated off and secured by palisade fencing surrounding the perimeter.

Location

Location wise, the area is very convenient and commutable, being a short drive into Bury town centre and benefits from easy access to the M66 Motorway junction towards the top of Walmersley Road, all while being complimented by good local amenities and shops.



Viewing & Further Information

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