



**FLEXIBLE TERMS OFFERED! REDUCED! LIGHT INDUSTRIAL UNIT  
CLOSE TO THE M66/M60 MOTOWAY JUNCTION**

## **Topley House Unit 4**

52 Wash Lane, Bury, Greater Manchester,  
BL9 6AS

Industrial

# **TO LET**

**1,110 sq ft**

(103.12 sq m)

- VERSATILE LIGHT INDUSTRIAL UNIT
- WORKSHOP/STORAGE WITH OFFICE, KITCHEN AND WC.
- PARKING



# Topley House Unit 4, 52 Wash Lane, Bury, Greater Manchester, BL9 6AS

## Summary

Available Size	1,110 sq ft
Rent	£8,500 per annum
Business Rates	You can get small business rate relief if: your property's rateable value is less than 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.
Service Charge	£900 per annum
Estate Charge	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

This light Industrial/storage unit of approximately 1110 sq ft (103.12 sq m) is situated on the side of Topley House, visible from Wash Lane and only minutes from Junction 2 of the M66.

The unit is accessed through a concertina steel door of approximately 2.7m in height and 4.8m in width, consists of a main workshop, Storage room/office, kitchen and WC.

A parking space may be made available on site, otherwise there is free street parking nearby.

## ACCOMMODATION

- Main Workshop: 724.4 sq ft (67.7 sq m)
- Workshop / Storage: 233.3 sq ft (21.8 sq m)
- Kitchen/WC: 151.9 sq ft (14.2 sq m)
- Gross Area: 1110 sq ft (103.12 sq m)

## LOCATION / SITUATION

Topley House on Wash Lane between Bury town centre and junction 2 of the M66. From the M66, proceed towards Bury and turn right at the traffic lights onto Wash Lane. Continue up the hill, straight on at the crossroads and the property can be found on the left hand side.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Workshop	1,116	103.68	Available
Total	1,116	103.68	

## Planning class

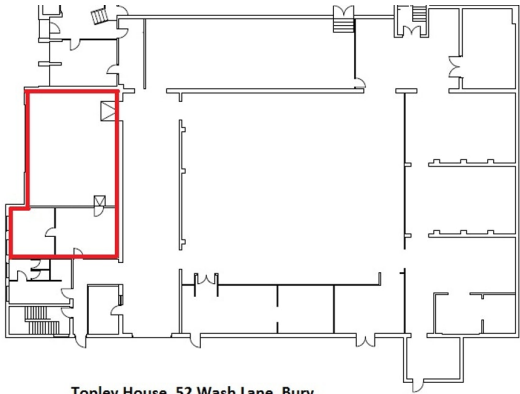
B2

## VAT

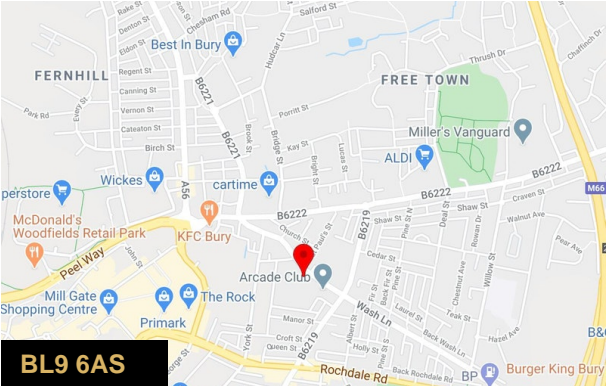
The quoted price is exclusive of, but liable for VAT at the prevailing rate.

## Joint Agents

- Name: PearsonFerrier Commercial
- Company:
- Telephone:
- Mobile:



Topley House, 52 Wash Lane, Bury



## Viewing & Further Information



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