# WARTH
INDUSTRIAL ESTATE

Radcliffe Road, Bury, Greater Manchester **BL9 9NB**

**AVAILABLE IMMEDIATELY**

# TO LET
## FULLY REFURBISHED INDUSTRIAL UNITS
# 6,700 – 48,500 SQ FT
## (CAN COMBINE)




Close to
**M66** (J2)
and
**M60** (J17)
motorways

**SECURE SITE** with **24 HOUR ACCESS**

# LOCATION

SAT NAV **BL9 9NB**

## WARTH INDUSTRIAL PARK IS LOCATED FRONTING RADCLIFFE ROAD, BURY, JUST OFF THE A56 MANCHESTER ROAD

The Estate is approached by Warth Road which is approximately **2 miles** southeast of **J2 (M66)** and **3 miles** north of **J17 (M60)**. **Bury Town Centre is less than a mile** to the North East and **Radcliffe Town Centre** is approximately **1.5 miles** to the South West. **Manchester City Centre** is approx. **8 miles** (23 mins drive) due south.
**Bury Metrolink** – approx. 27 min walk (2.4 km), with frequent services to Manchester City Centre. The proposed **Elton Reservoir Metrolink** proposed tram stop is approximately 11-minutes walk.






**Radcliffe Road and Bury Road** are well served by a high frequency **bus service**.

**The Proposed Elton Reservoir Metrolink** future tram stop 11 minute walk



**Bury Town Centre** within 6 minutes drive

| | | |
|---|---|---|
| Bury Town Centre | **1.5 miles** | **6 mins** |
| Heywood | **4.2 miles** | **13 mins** |
| Bolton | **7.1 miles** | **20 mins** |
| Manchester City Centre | **8 miles** | **23 mins** |
| Burnley | **20.7 miles** | **30 mins** |
| Blackburn | **19.1 miles** | **32 mins** |
| Preston | **30.3 miles** | **47 mins** |
| Leeds | **52 .8 miles** | **53 mins** |

# DESCRIPTION

## THE ESTATE COMPRISES OF A SERIES OF PORTAL FRAME WAREHOUSE AND INDUSTRIAL UNITS.

The Estate is undergoing a substantial refurbishment programme, at present specification can be tailored to individual requirements.

The specification will include the following:

- **5.8m eaves height (8.44m to apex) approximately**
- **New profile steel roofs with translucent panels**
- **New profile steel cladding**
- **Electrically operated roller shutters**
- **24-hour manned security & monitored CCTV**
- **Parking with EV charging**
- **LED warehouse lighting**
- **Internal office fit-out**
- **WC & kitchenette**
- **Generous Parking and Yard Provisions**



# ACCOMMODATION

## THE ESTATE HAS A RANGE OF UNITS AVAILABLE FROM 6,700 SQ FT – 48,500 SQ FT

The available accommodation has been calculated using the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

| UNIT | STATUS | Area SQ FT | Area SQ M |
|---|---|---|---|
| 1 | **Available 2026** | **48,555** | **4,511** |
| 2 | **Available 2026** | **25,600** | **2,378** |
| 3 | **Let** | **5,000** | **465** |
| 4 | **Let** | **32,830** | **3,050** |
| 5 | **Available Immediately** | **29,600** | **2,750** |
| 6 | **Available Immediately** | **11,840** | **1,100** |
| 7 | **Available Immediately** | **6,780** | **630** |
| 8 | **Available Immediately** | **6,890** | **640** |
| 9 | **Available Immediately** | **14,530** | **1,350** |

Units can be combined.














SITUATION
BURY TOWN CENTRE
The Rock
Shopping Centre
Bury Market
M66
(J2)
Bury Athletics Club
Bury CE
High School
A56
Bury F.C.
Gigg Lane
Elton
Reservoir
WARTH
INDUSTRIAL ESTATE
RADCLIFFE ROAD
CROWNOILESTATES.CO.UK

# FURTHER INFORMATION

## TERMS

The units are available To Let for a term of years to be agreed.

## RENT

On application with the joint agents.

## VAT

All rents are exclusive of, but may be liable to VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

EPCs have been prepared and are available on request.

For further information please contact the joint agents:


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