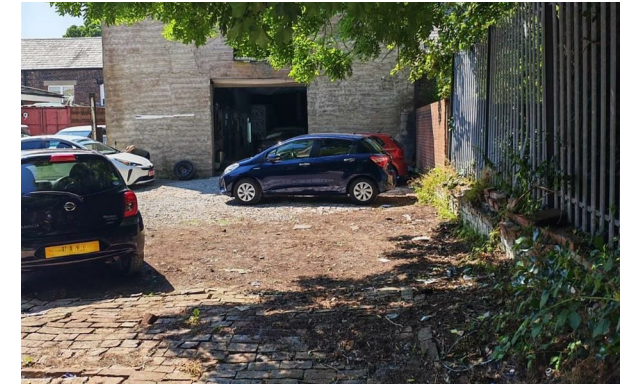




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Industrial Building To Let – Bury Street Mill, Radcliffe, Manchester, M26

Full Building (3,600 sq ft) - £3,000 PCM

Ground Floor (1,800 sq ft) - £1,950 PCM

First Floor (1,800 sq ft) - £1,450 PCM

An excellent opportunity to lease a substantial industrial building extending to approximately 3,600 sq ft over ground and first floor levels at Bury Street Mill, Radcliffe.

Industrial Unit To Let – Bury Street Mill, Bury Street, Radcliffe, Manchester, M26

- Industrial building extending to approximately 3,600 sq ft
- Two equal floorplates of approximately 1,800 sq ft each
- Ground and first floor accommodation
- Can be occupied as a whole or split floor by floor
- Separate staircase access to both floors
- Currently undergoing refurbishment
- Parking for approximately 10 vehicles
- Suitable for industrial, warehouse, storage and trade uses
- Excellent access to Greater Manchester motorway network



An excellent opportunity to lease a substantial industrial building extending to approximately 3,600 sq ft over ground and first floor levels at Bury Street Mill, Radcliffe.

The property comprises two equal floorplates of approximately 1,800 sq ft each and is currently undergoing refurbishment works, with completion expected shortly.

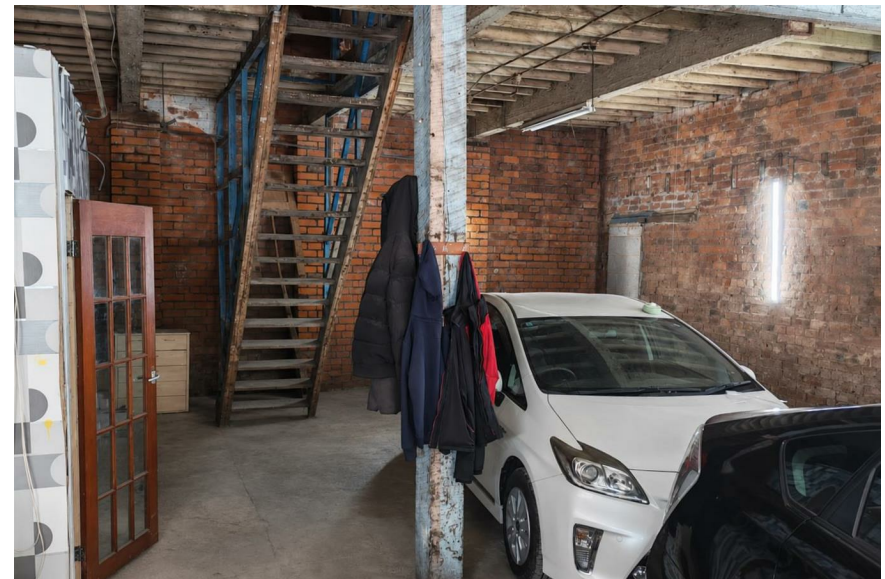
A significant benefit of the building is the flexibility it offers occupiers. The property benefits from two separate staircases allowing the floors to operate independently if required, whilst also offering the option for the staircases to be blocked off to create fully self-contained accommodation on each level.

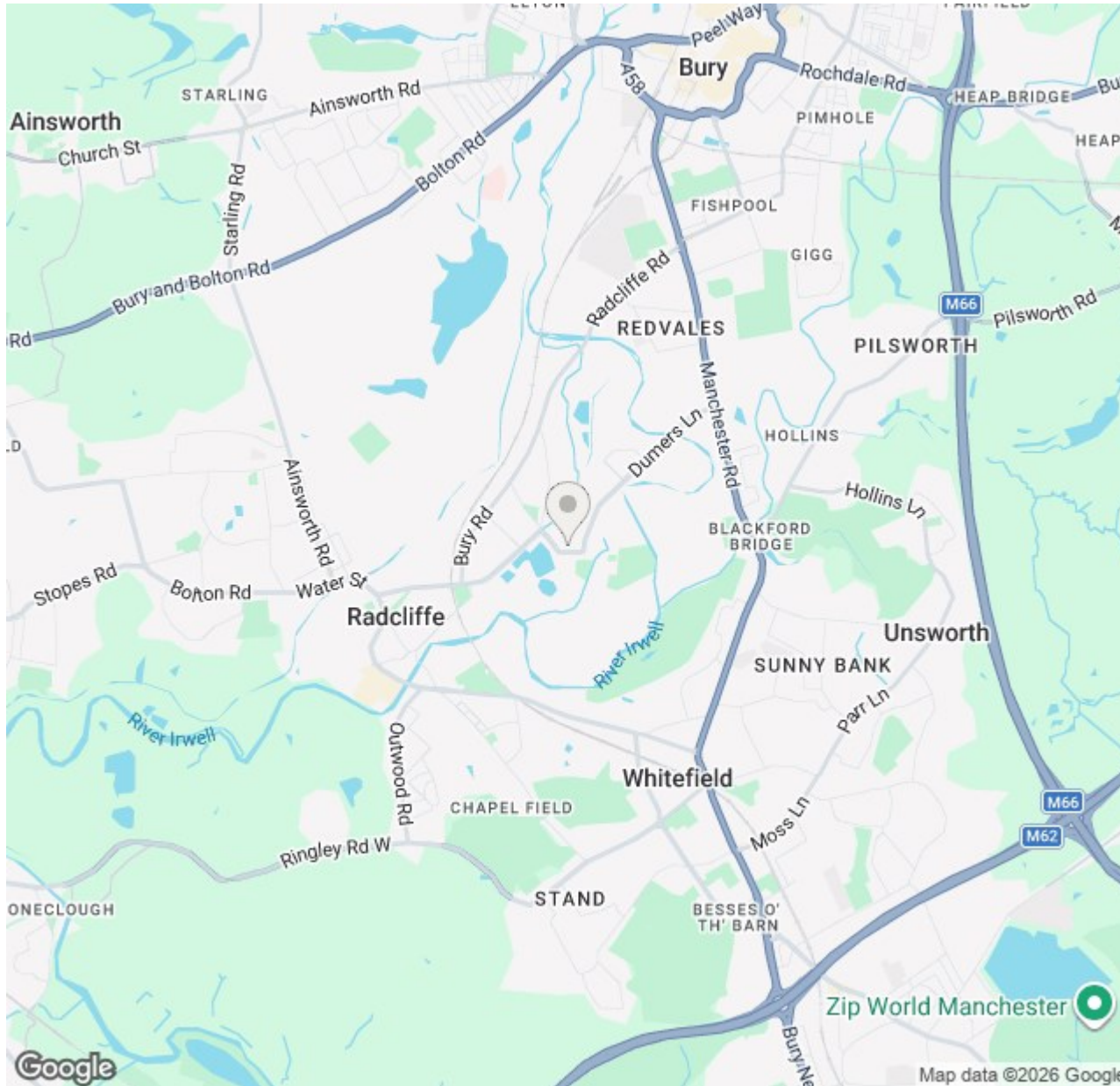
The accommodation is suitable for a wide range of occupiers including warehousing, storage, manufacturing, distribution, workshop, trade counter and other commercial uses, subject to the necessary consents.

Externally, the property benefits from parking for approximately 10 vehicles together with convenient servicing and loading arrangements.

Bury Street Mill occupies a highly accessible position within Radcliffe, offering excellent connectivity to Bury, Bolton, Manchester and surrounding commercial centres together with straightforward access to the M60, M61 and M66 motorway networks.

This represents a rare opportunity to secure a flexible industrial building capable of accommodating both single occupiers and multi-occupancy arrangements within a well-established commercial location.





Location

Bury Street Mill occupies a highly accessible position within Radcliffe, offering excellent connectivity to Bury, Bolton, Manchester and surrounding commercial centres together with straightforward access to the M60, M61 and M66 motorway networks.

Viewings

Viewings by arrangement only.

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