



WARTH

INDUSTRIAL ESTATE

Radcliffe Road, Bury, Greater Manchester BL9 9NB

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**



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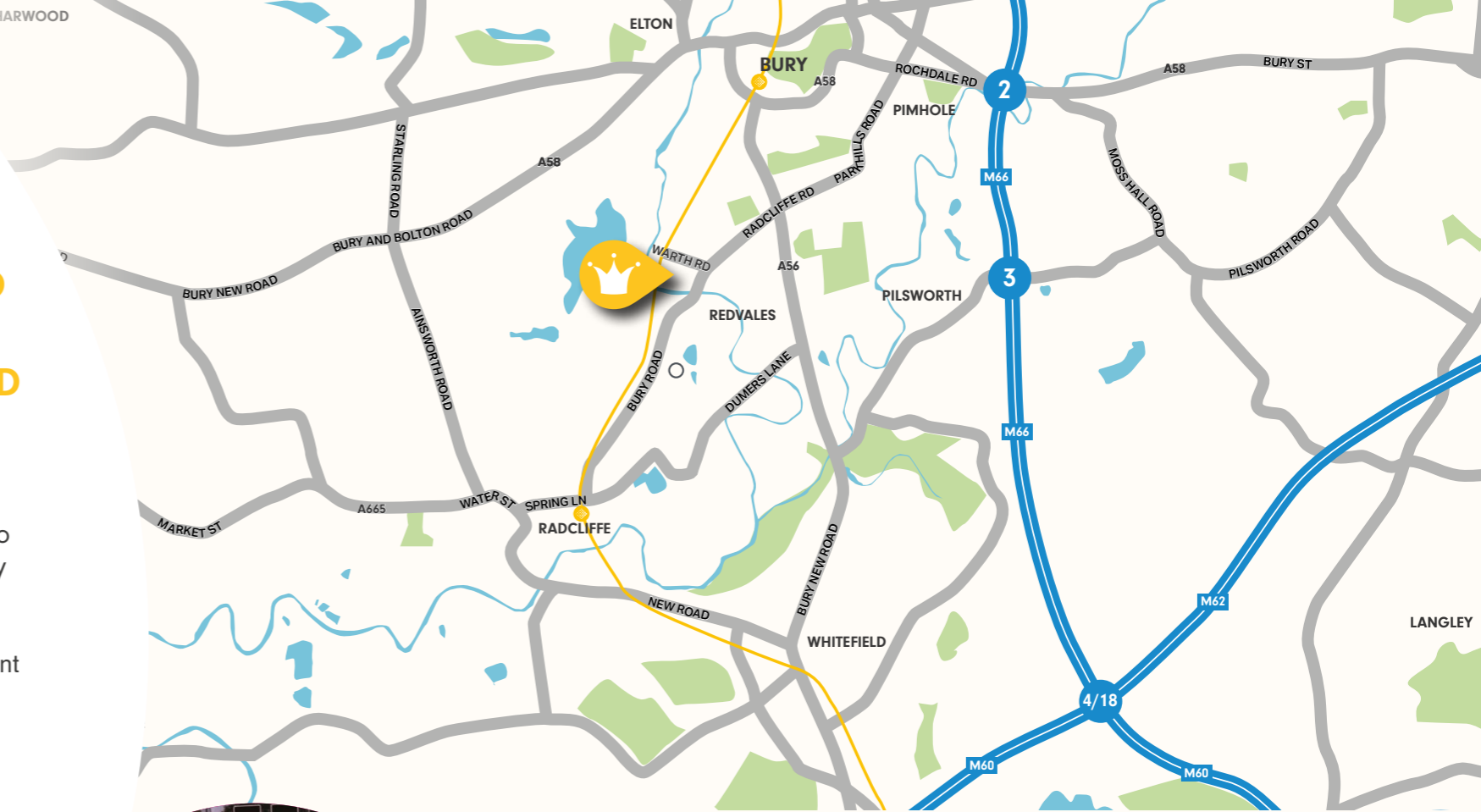
LOCATION

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 – 29,500 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 Q1 2026	48,555	4,511
2	Available Q1 2026	25,600	2,378
3	Available Q4 2025	5,000	465
4	Occupied	32,830	3,050
5	Available Now	29,600	2,750
6	Available Q3 2025	11,840	1,100
7	Available Q3 2025	6,780	630
8	Available Q3 2025	6,890	640
9	Available Q3 2025	14,530	1,350

Units can be combined.





SITUATION

BURY TOWN CENTRE

The Rock Shopping Centre

Bury Market

Bury Athletics Club

Bury CE High School

A56

Bury F.C. Gigg Lane

M66 (J2)

Elton Reservoir



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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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