



Large Commercial Unit on a Secure Industrial Estate. Would suit a number of potential uses.

Unit 9

Lowercroft Business Park, Bury, BL8 3PA

Distribution, Distribution Warehouse, Industrial / Storage, Light Industrial, Warehouse, Industrial / Warehouse

TO LET

3,700 sq ft

(343.74 sq m)

- Over 3700Sq Ft
- Walk in Condition
- Located on a Secure Industrial Estate
- Office Space, Meeting Room, Kitchen and Toilet
- Excellent access to Motorway Network
- Available Now

Unit 9, Lowercroft Business Park, Bury, BL8 3PA

Summary

Available Size	3,700 sq ft		
Rent	£3,000 per month		
Rateable Value	£9,200		
EPC Rating	Upon Enquiry		

Description

A substantial unit of over 3700 Sq Ft with office space, kitchen, toilet and large warehouse space which is accessed by a large electric roller door. The office space has recently been fitted out and aside from flooring is ready to move into. The property is located on a high quality industrial estate to the West side of Bury with excellent access to the Motorway Network and local amenities. It would suit a wide variety of uses.

The rateable value is £9200.00. The EPC rating is C.

Accommodation

The accommodation comprises the following areas:

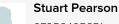
Name	sq ft	sq m	Availability
Ground	3,700	343.74	Let
Total	3,700	343.74	







Viewing & Further Information



07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ pearsonferrier.co.uk

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness. Generated on 04/09/2023