



TO LET

UNIT 5 FREETOWN INDUSTRIAL ESTATE, BURY, BL9 6HD

2,056 sq.ft. - 191 sq.mtrs approx - gross internal area

- **Competitive Lease Terms & Rental Incentives**
- **Workshop Unit with first floor offices**
 - **Fully fenced estate**

RENTAL : £13,500 p/a (exclusive)

VIEWING: BY APPOINTMENT THROUGH



Unit 5 Freetown Industrial Estate, Bury

LOCATION

The property forms part of the popular and established Freetown Industrial Estate accessed off Hudcar Lane. Situated close to Bury Town Centre and approximately 1 mile from the M66 motorway..

GENERAL DESCRIPTION

The property comprises end terraced unit with a large loading / access door, 3 phase electric supply and internal reception, wc accommodation and first floor offices.

2,056 sq.ft. - 191 sq.mtrs approximately gross internal area.

TERMS

The property is offered 'To Let' by way of a new tenants flexible full repairing and insuring lease for a term of years to be agreed.

RENTAL

£13,500 per annum, plus VAT, exclusive of rates.

SERVICES

We are advised that the property benefits from all mains services.

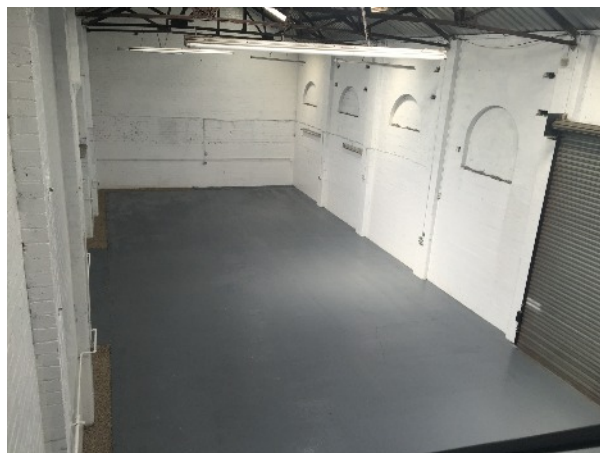
Business Rates

According to the VOA website the rateable value is £8,000

Small Business Rate Relief could be available on this unit if applicable.

VIEWING

Strictly by appointment with sole agents **BARTON KENDAL 01706 353794** - contact Marc Wright.



All interested parties should confirm to their satisfaction the boundary positions shown in red and blue on the plan

www.barton-kendal.co.uk

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