



## **PARK ROAD, BURY, BL9 5BH**

- Self contained depot and secure site
- 47,166 sq ft comprising a mix of warehouse and workshop units
- Total site area of 4.0 acres with fully concreted yard and line marked car park
- For sale freehold with full vacant possession

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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## LOCATION

Park Road is situated off Birch Street which leads directly to Walmersley Road (A56). Junction 2 of the M66 is approximately 2 mile east of Park Road with Bury town centre less than a mile away. Park Road is an established industrial area.

## DESCRIPTION

The industrial complex at Park Road, formerly used as a timber yard, comprises a mix of steel portal framed warehouse and workshop units and a number of open sided timber drying sheds. At the entrance to the site is a two storey brick built office block and line marked car park. The site is predominantly concrete surfaced and the buildings on site are of varying ages.

## ACCOMMODATION

Area	Description	Sq M	Sq Ft
1	2 storey office block	212.45	2,286
2	Lean to shed	242.84	2,614
3	Workshop / Warehouse Unit	501.26	5,396
4	Workshop / Warehouse Unit	671.17	7,224
5	Open sided shed	221.70	2,386
6	Open sided shed	677.14	7,289
7	Open sided shed	735.46	7,917
8	Open sided shed	1119.88	12,054
	<b>Total</b>	<b>4,381.9</b>	<b>47,166</b>

Total site area 4.0 acres .

## TENURE

Freehold with full vacant possession

## TERMS

Offers invited in the region of £775,000 subject to contract

## VAT

VAT will be chargeable on the purchase price at the prevailing rate

## ENVIRONMENTAL REPORT

The property will be sold with the benefit of an assignable letter of reliance in relation to a desktop environmental report.

## LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction

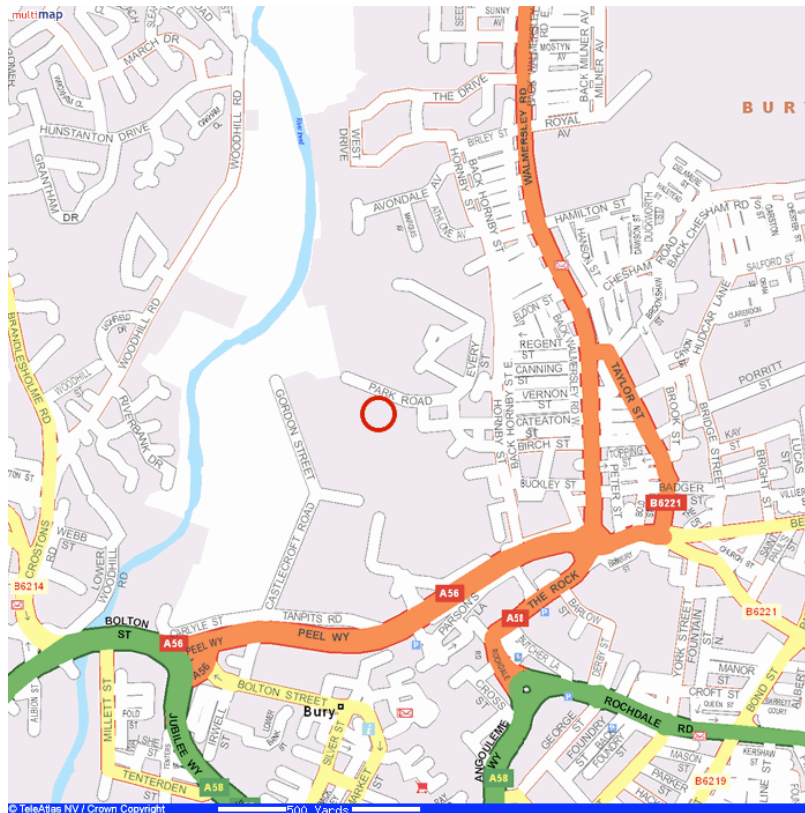
## FURTHER INFORMATION

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## LOCATION PLAN



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**SITE PLAN**



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