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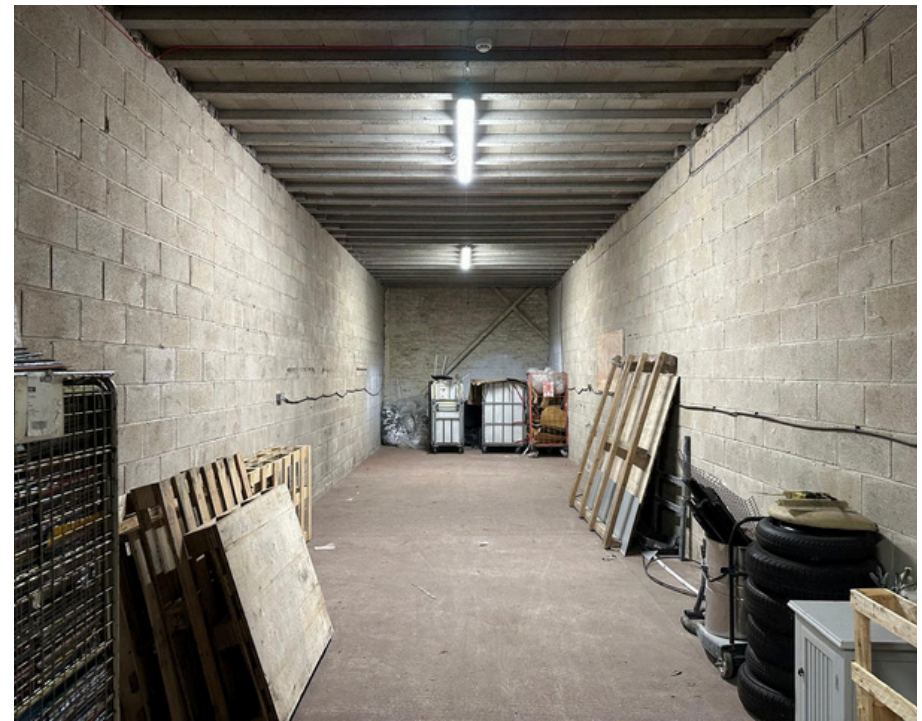
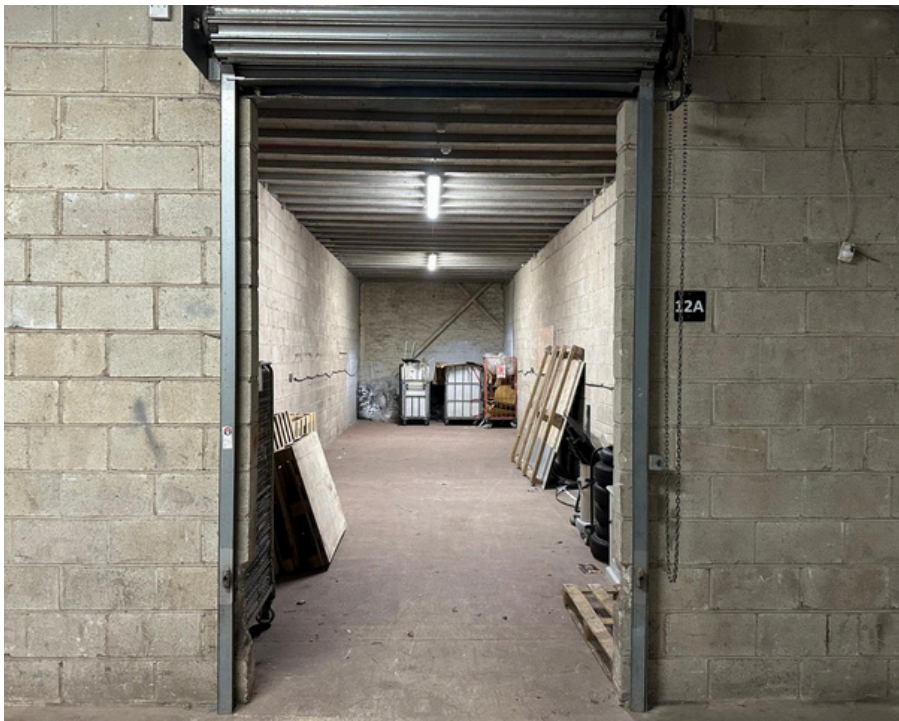
Industrial / Storage Unit To Let - Lowercroft Business Park, Bury, Manchester, BL8

622 sq ft - £550 PCM

- Approx. 622 sq ft industrial / storage unit
- Rent: £550 pcm
- Grade A aluminium roller shutter
- Modern electrical fixtures and fittings
- Suitable for workshop, storage or trade use (STP)
- 24/7 CCTV, gated access and on-site security
- Established Bury trading estate location
- Excellent access to M66, M60 and M62

Industrial / Storage Unit To Let - Lowercroft Business Park, Bury, Manchester, BL8

An excellent opportunity to lease a secure industrial / storage unit extending to approximately 622 sq ft, located within the well-established Lowercroft Business Park in Bury, Manchester.



The unit is ideally suited to start-ups, sole traders and small businesses, offering practical and affordable accommodation suitable for a variety of uses including storage, workshop, light industrial, packaging, distribution, appliance repair, textiles or trade-based operations (subject to the necessary consents).

The premises benefit from modern upgrades including new electrical fixtures and fittings together with a Grade A aluminium roller shutter, providing secure and functional day-to-day operational space.

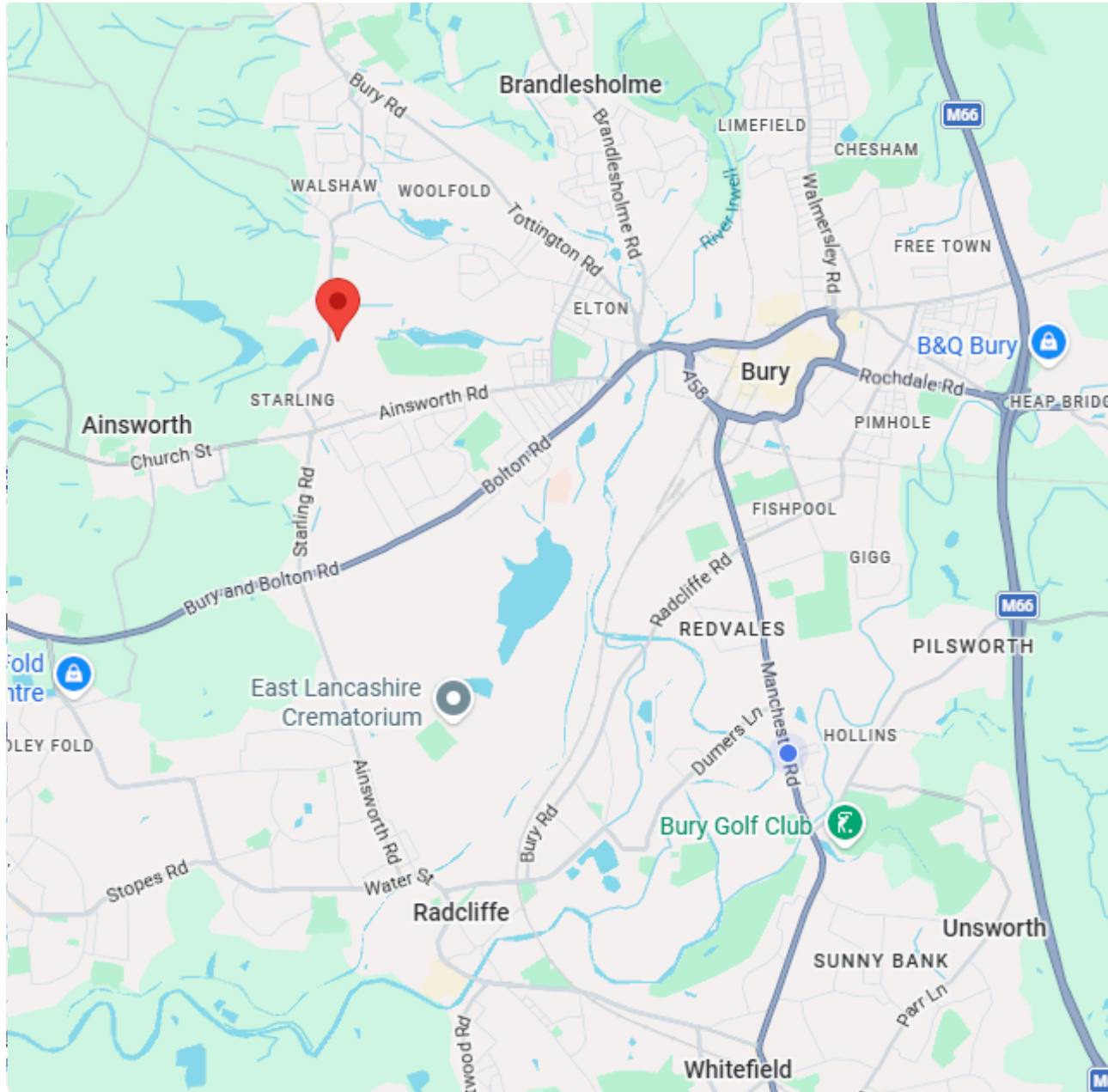
Lowercroft Business Park is home to a thriving and diverse trading community, with occupiers ranging from joinery workshops and distribution businesses to cleaning services and manufacturing operators. The site benefits from a strong emphasis on security, including 24/7 CCTV monitoring, gated access, on-site security and regular night-time security checks.

The business park is conveniently located less than 10 minutes from the M66 motorway, with excellent onward access to the M60 motorway and M62 motorway, making it well suited for businesses requiring regional and national connectivity.

Additional office accommodation, self-storage units and shipping container storage may also be available by separate arrangement.

Business rates may be exempt, and service charge may be applicable.





Location

The business park is conveniently located less than 10 minutes from the M66 motorway, with excellent onward access to the M60 motorway and M62 motorway, making it well suited for businesses requiring regional and national connectivity.

Viewings

Viewings by arrangement only.

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