



CITRUS

COMMERCIAL CIRCLE



Large Commercial Unit To Let

Britannia Mill, Cobden Street, Bury, BL9

8,600
SQ FT

£2,500
PCM

FLEXIBLE
LAYOUT

MULTIPLE
ROOMS

SUITABLE FOR

WORKSHOP • STORAGE • LEISURE • TRAINING

SUBSTANTIAL OPEN COMMERCIAL ACCOMMODATION



Citrus Commercial Circle

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NORTH MANCHESTER OFFICE

Atrium House, Manchester Road, Bury, BL9 9SW

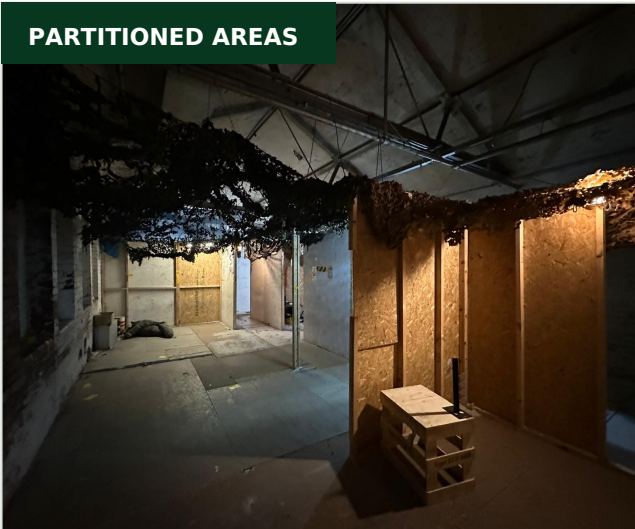
CENTRAL MANCHESTER OFFICE

10 St John St, Deansgate, Manchester, M3 4DY

Property Overview

Approximately 8,600 sq ft at a competitive £2,500 per calendar month

Citrus Commercial Circle is pleased to offer this substantial commercial unit at Britannia Mill, Cobden Street, Bury, providing approximately 8,600 sq ft of flexible accommodation at a competitive rent of £2,500 per calendar month. The unit provides a mixture of large open areas and partitioned rooms, giving an incoming occupier considerable flexibility to configure the space around their business requirements. The premises have previously been configured for an activity-based commercial operation and include a reception/counter area, multiple individual rooms, open working areas and WC facilities. The character of the former mill building, including exposed brickwork and generous internal areas, provides an adaptable setting for businesses requiring considerably more accommodation than a conventional commercial unit. The existing layout lends itself particularly well to workshop, storage, leisure, training, studio, office, e-commerce and other commercial uses, subject to any necessary consents.



A significant amount of adaptable commercial space at a highly competitive rental level.

FLEXIBLE CONFIGURATION

Large open areas and multiple partitioned rooms allow an occupier to create operational, storage, customer-facing or staff areas.

ESTABLISHED MILL SETTING

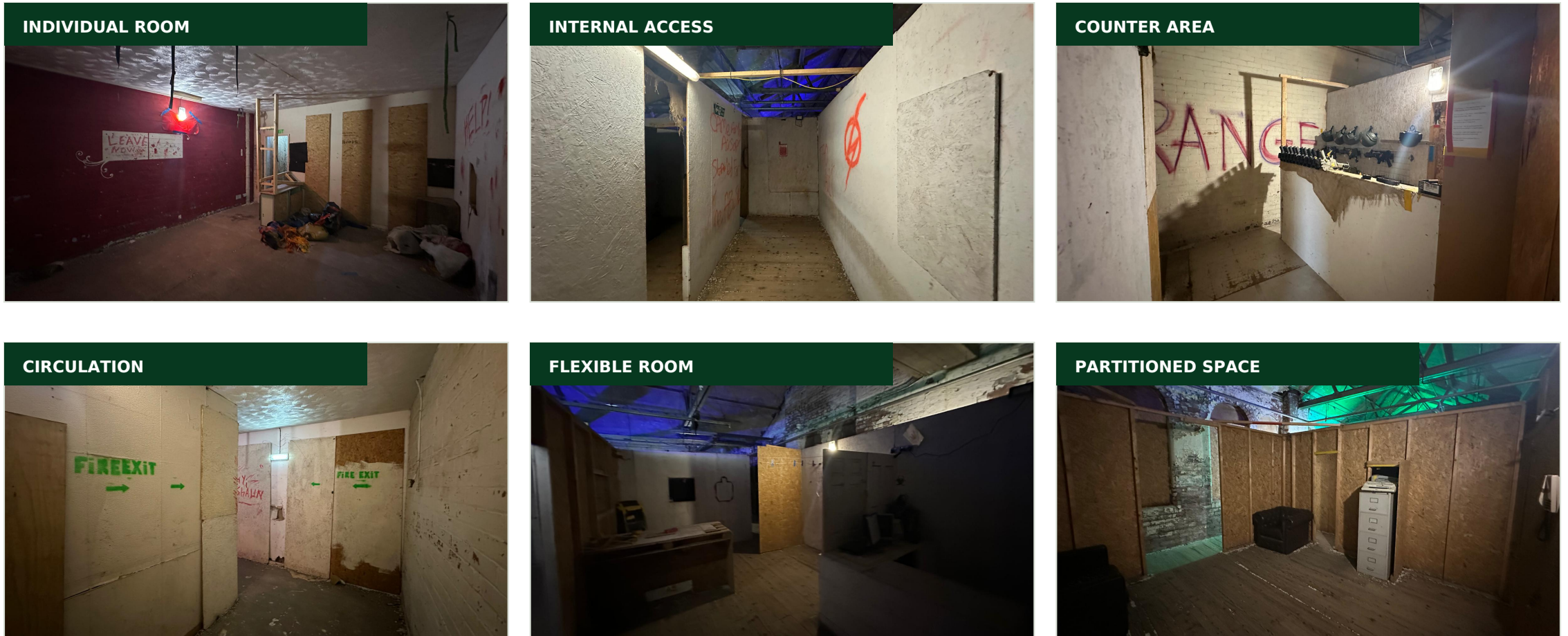
A character commercial environment with exposed brickwork and generous internal areas, suitable for adaptation around the occupier's requirements.

KEY FEATURES

- ✓ Approximately 8,600 sq ft
- ✓ Competitive rent of £2,500 pcm
- ✓ Large open commercial areas
- ✓ Multiple partitioned rooms
- ✓ Reception / counter area
- ✓ WC facilities
- ✓ Flexible adaptable layout
- ✓ Established commercial location
- ✓ Convenient for Bury town centre

Accommodation Gallery & Uses

A clear view of the unit's varied rooms, circulation and operational areas



POTENTIAL USES (SUBJECT TO CONSENTS)

Workshop

Adaptable areas for suitable workshop operations.

Storage

Generous accommodation for stock and equipment.

Leisure

Multiple areas for activity-led businesses.

Training

Separate rooms for teaching and support functions.

Studio

Flexible space for creative and production uses.

Office

A mix of open and enclosed working areas.

E-commerce

Operational and stock space for online businesses.

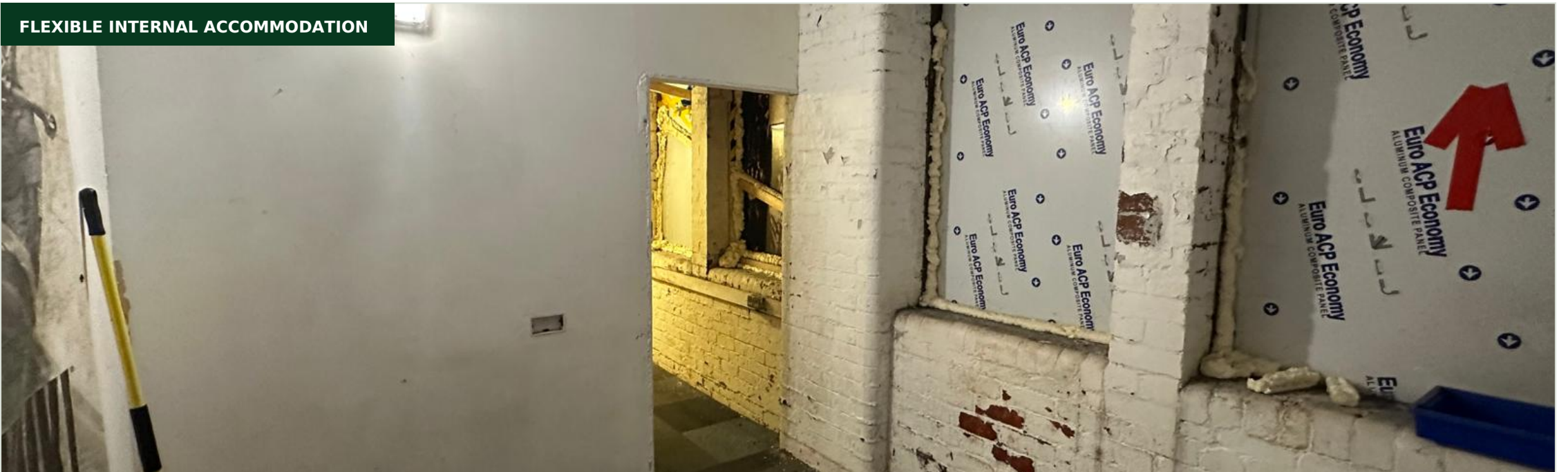
General commercial

Other appropriate uses may be considered.

Location, Rent & Viewing

A large and competitively priced unit in an established Bury commercial area

FLEXIBLE INTERNAL ACCOMMODATION



Established Bury Commercial Location

Britannia Mill is situated just off Bell Lane in Bury, close to established occupiers including Jewson and Howarth Timber.

The property provides convenient access into Bury town centre and the wider North Manchester road network, creating a practical base for businesses serving the surrounding area.

BRITANNIA MILL • COBDEN STREET



£2,500 PCM

SIZE	Approximately 8,600 sq ft
LAYOUT	Open areas and partitioned rooms
FACILITIES	Reception / counter and WC facilities
USES	Workshop, storage, leisure, training and more

All stated areas are approximate. Uses are subject to necessary consents.

LETTINGS TEAM

1	James Byrne Senior Negotiator	07501 883220
2	David Smith Senior Negotiator	07501 035218
3	Dax Owen Lettings & Acquisitions Negotiator	07562 158168

VIEWINGS STRICTLY BY APPOINTMENT