



CITRUS COMMERCIAL CIRCLE

Commercial property particulars

COMMERCIAL / INDUSTRIAL UNIT

TO LET | BURY



£30,000

per annum

2,859 sq ft

265.7 sq m GIA | Two floors

Available now

Vacant possession | Leasehold

Commercial / light industrial

EPC C (64) - valid to 14 April 2029

Secure yard, dedicated parking and exclusive external areas



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The premises & accommodation

Two floors. A secure commercial base.

A two-storey commercial unit available with vacant possession in an established and well-regarded commercial location in Bury.

The property benefits from a self-contained secure yard, dedicated parking and prominent main road frontage. The surrounding area is home to a wide range of established commercial and industrial occupiers and provides an established and accessible business location.

GROUND FLOOR

1,491 sq ft (138.5 sq m)

Vacant accommodation over two floors.

FIRST FLOOR

1,368 sq ft (127.1 sq m)

Suitable for a range of commercial uses, subject to planning.

EXTERNAL SPACE

Secure self-contained yard with parking for approximately 8-10 vehicles, together with servicing and loading space. Exclusive front and rear external areas total approximately 2,000 sq ft. Prominent main road frontage with excellent visibility.



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Key features, location & viewings

Practical space. Established location.

- Two-storey unit with vacant possession
- 2,859 sq ft (265.7 sq m) GIA over two floors
- Secure yard with parking for 8-10 vehicles
- Exclusive external areas of approx. 2,000 sq ft
- Prominent main road frontage
- Established commercial location in Bury
- M66 motorway approximately 10 minutes
- EPC C (Score 64) - valid to 14 April 2029

CONNECTED TO GREATER MANCHESTER

Situated in an established commercial location in Bury. The M66 motorway is approximately 10 minutes away, providing onward connections to the M60, M62 and the wider Greater Manchester motorway network.

VIEWINGS STRICTLY BY APPOINTMENT

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OFFICE ENQUIRIES

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