

Self-Contained Manufacturing Facility with 2MVA Power Supply

CBRE

# For Sale Industrial / Manufacturing Facility

199,106 sq ft (18,498 sq m) on 7.17 acres (2.9 hectares)

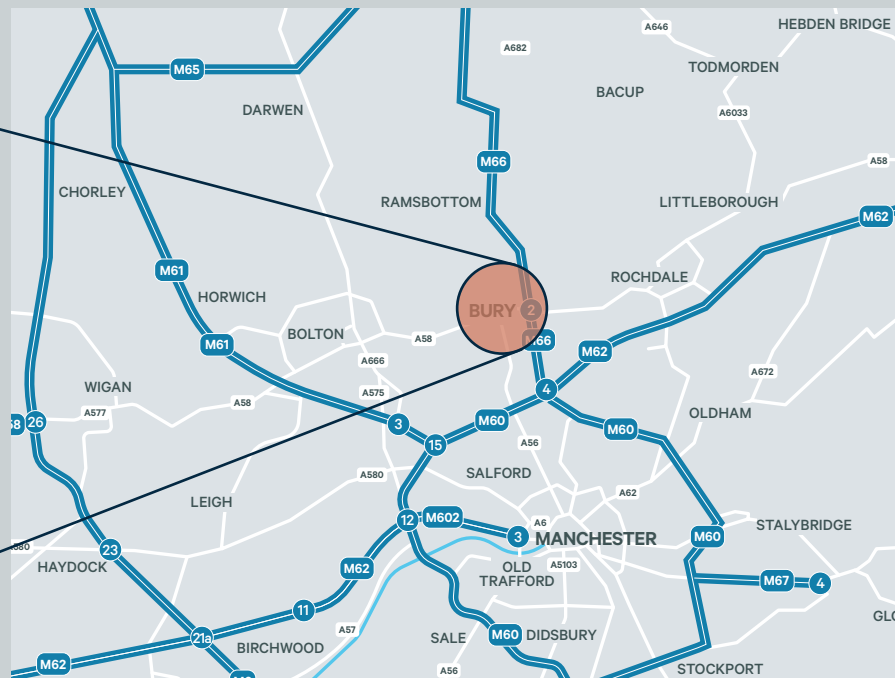
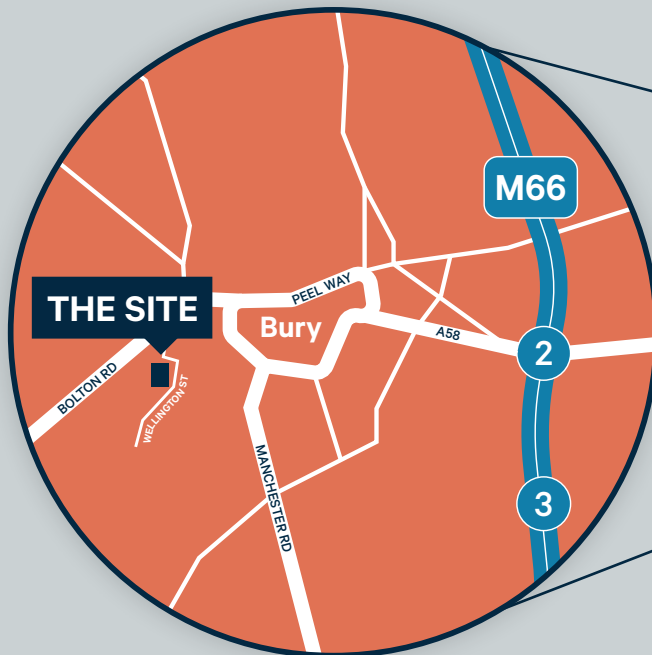


WELLINGTON ST  
BURY  
BL8 2AY



# Location

Located just outside Bury Town Centre, the facility offers brilliant connectivity benefitting from immediate access to local amenities alongside being only **11 miles** from the heart of **Manchester City Centre**. Easily accessible links to the **M66**, **M61**, and **M62** motorways ensure seamless distribution and supply chain efficiency across the North West and wider regions.



## DRIVE TIMES

**M66 Junction 2**  
7 minutes (2.4 miles)

**M66 Junction 2**  
9 minutes (4.9 miles)

**M62 Junction 18**  
10 minutes (5.3 miles)

**M60 Junction 15**  
14 minutes (9.3 miles)

**M61 Junction 3**  
16 minutes (11.7 miles)

**Manchester City Centre**  
26 minutes (11.4 miles)

**Manchester Airport**  
30 minutes (26.6 miles)

**FOR SALE**

WELLINGTON STREET, BURY, BL8 2AY

Location

Situation

Description

Terms & Contact



# Situation

With reference to Title GM518220 and GM829449.

— SITE BOUNDARY

# Description

## ACCOMMODATION (GIA)

| UNIT         | AREA (SQ M)   | AREA (SQ FT)   |
|--------------|---------------|----------------|
| Warehouse    | 17,443        | 187,747        |
| Offices      | 1,055         | 11,359         |
| <b>TOTAL</b> | <b>18,498</b> | <b>199,106</b> |

External / Canopy

The site is composed of a self-contained warehouse facility with a large carpark and canopy loading area.

## SPECIFICATION



3.26M TO  
5.29M EAVES



2MVA POWER  
SUPPLY



3-STOREY  
OFFICES



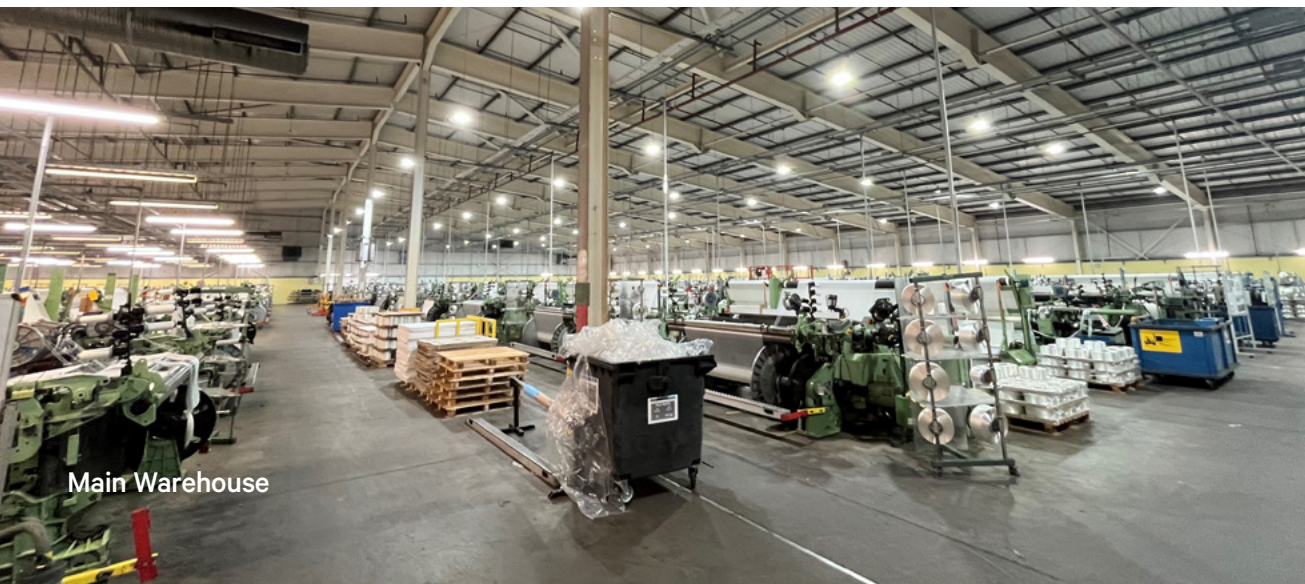
SECURE SELF-  
CONTAINED SITE



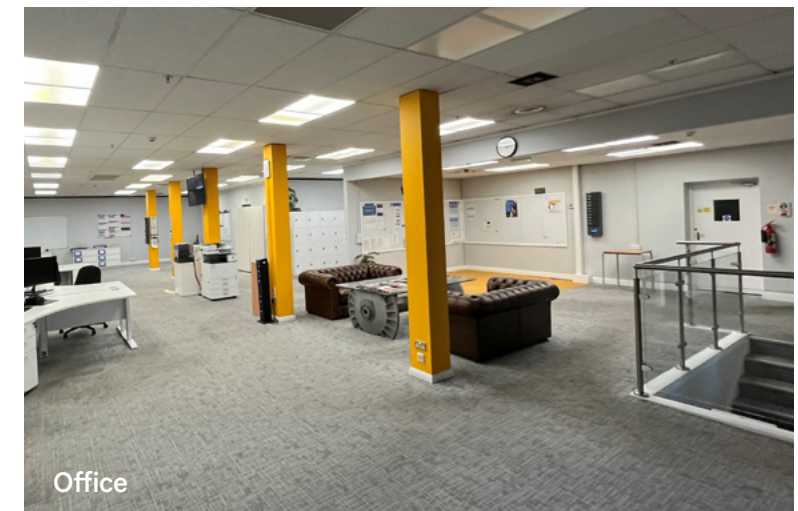
APPROX 65 CAR  
PARKING SPACES



5,305 SQ FT  
CANOPY



Main Warehouse



Office

**FOR SALE**

**WELLINGTON STREET, BURY, BL8 2AY**

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## Terms

Further details available upon request.

## Rateable Value

£427,500.

## EPC

EPC rating of 'D'.

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## Contact

Viewing is strictly by prior appointment, please contact:

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