



CITRUS

COMMERCIAL CIRCLE



Second Floor Workshop / Storage Unit To Let

Britannia Mill, Cobden Street, Bury

1,200
SQ FT

SECOND
FLOOR

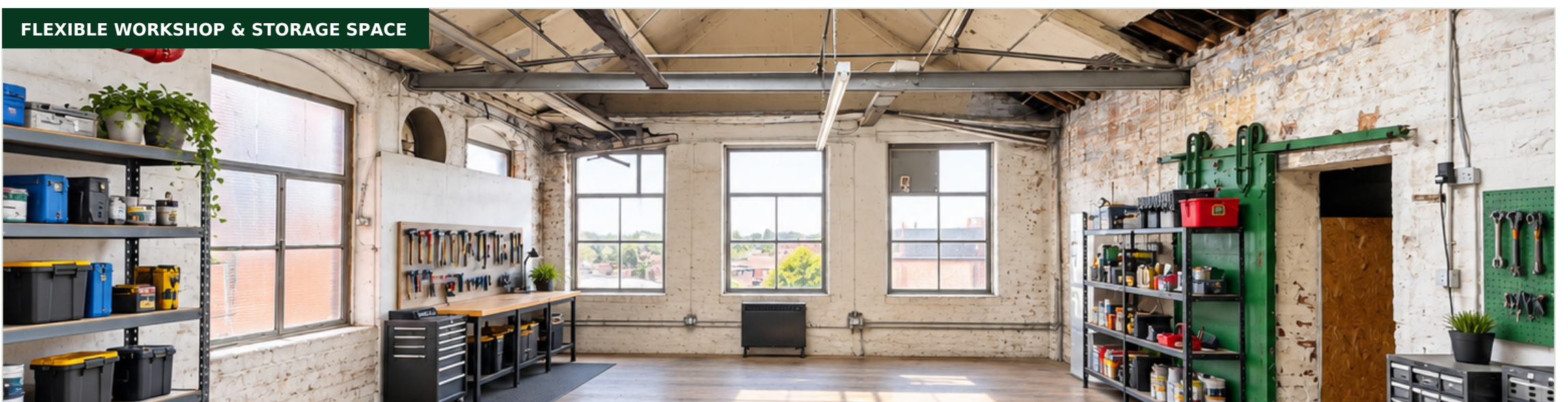
WORKSHOP
& STORAGE

BRITANNIA MILL
BURY

RENT **£800 PCM** + VAT

Flexible commercial accommodation in central Bury

FLEXIBLE WORKSHOP & STORAGE SPACE



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 1,200 sq ft of practical and adaptable second-floor accommodation

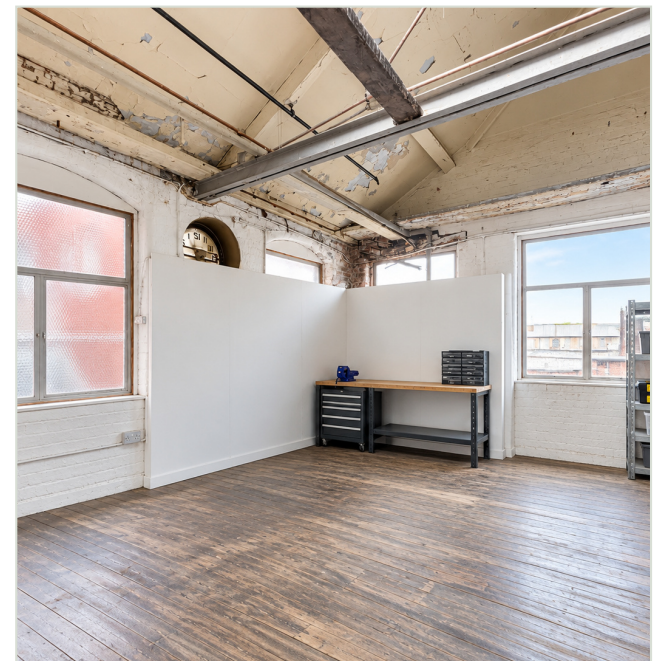
Citrus Commercial Circle is pleased to offer this versatile second-floor commercial unit extending to approximately 1,200 sq ft, located within the established Britannia Mill on Cobden Street, Bury.

The property provides a practical and adaptable space suitable for a broad range of commercial occupiers. The accommodation is particularly well suited to businesses requiring workshop, storage, stock holding, light industrial, e-commerce, studio or general business space, subject to any necessary consents.

The unit offers sufficient space for an occupier to separate working areas from stock or equipment storage, while remaining manageable and cost-effective for a smaller or growing operation. It could equally suit an established local business requiring additional overflow space away from its principal premises.

Britannia Mill provides an established business environment for independent traders, online retailers, tradespeople and growing companies. Other accommodation within the mill may also be available, providing scope for occupiers with differing space requirements.

At £800 pcm + VAT, the unit represents a competitively priced opportunity to secure flexible workshop and storage accommodation within an established Bury commercial location.



Flexible, cost-effective space for small businesses, growing operators and established local occupiers.

MARKETING PHOTOGRAPHY DISCLAIMER

Some marketing photographs have been enhanced using AI for presentation purposes. Prospective occupiers should inspect the property in person to satisfy themselves as to its current condition, appearance and specification.

KEY FEATURES

- ✓ Approximately 1,200 sq ft
- ✓ Second-floor workshop / storage unit
- ✓ Flexible working and stock areas
- ✓ Established Britannia Mill location
- ✓ Close to Jewson and Howarth Timber
- ✓ Rent: £800 pcm + VAT

Accommodation & Potential Uses

A flexible commercial environment for workshop, storage and growing business requirements



POTENTIAL USES (SUBJECT TO CONSENTS)

- Workshop / production
- Storage / stock holding
- Light industrial
- E-commerce fulfilment
- Studio / creative workspace
- Overflow business accommodation
- General commercial use

Location, Rent & Viewing

Established Freetown commercial location with convenient access to Bury and North Manchester

BRITANNIA MILL - COBDEN STREET, BURY



Established Bury Commercial Location

Britannia Mill is a well-established commercial property in the Freetown area of Bury, positioned just off Bell Lane and surrounded by a mixture of trade, industrial and commercial occupiers. The property is close to recognised businesses including Jewson and Howarth Timber, reinforcing the area's established commercial and trade character. The location provides convenient access to Bury town centre and the surrounding North Manchester area, with good connections to the wider road network. It is well suited to occupiers serving Bury and nearby towns, or those requiring accessible day-to-day commercial accommodation. Other accommodation within Britannia Mill may also be available, subject to current availability.

ADDITIONAL STORAGE AREA



£800 PCM + VAT

SIZE	Approximately 1,200 sq ft
FLOOR	Second-floor commercial accommodation
VIEWINGS	Strictly by appointment

LETTINGS TEAM

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



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