CITRUS

CITRUS COMMERCIAL CIRCLE

Industrial / vehicle sales premises to let

INDUSTRIAL / VEHICLE SALES UNIT

PIMHOLE BUSINESS PARK | BURY | BL9 7ET



£4,250 PCM

Rent

1,500 sq ft

Approximate building area

20-car yard

Approximate vehicle capacity

Unit 15, Pimhole Road
Bury, BL9 7ET

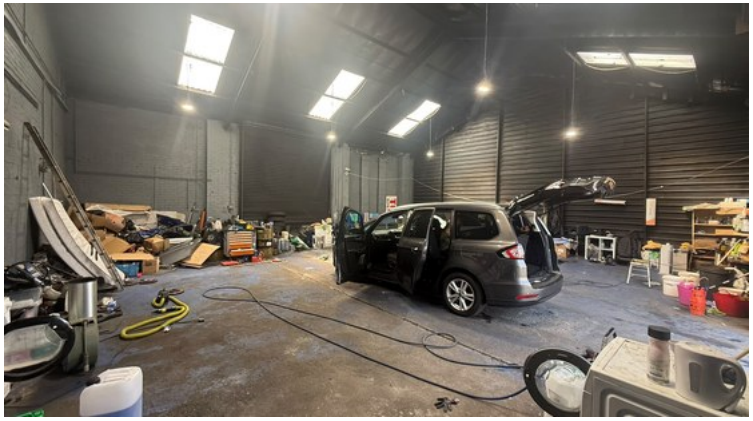
Secure forecourt | Established motor trade location

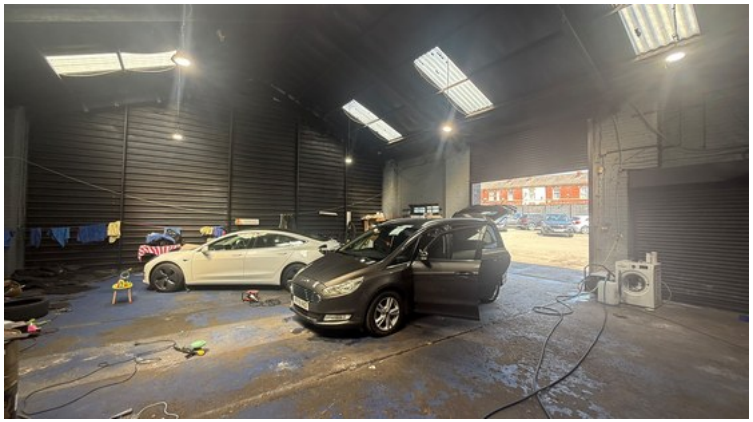
Office and yard allocation subject to agreement.

Space to operate and display

A versatile industrial / commercial unit of approximately 1,500 sq ft with a dedicated external yard capable of accommodating approximately 20 vehicles. Suitable for vehicle sales, motor trade, workshops and storage, subject to necessary consents.

The tarmac forecourt is fenced and gated. The wider site has dual double-gated entrances and sales office facilities. Office and yard areas are subject to agreed allocation; certain sections are retained by the existing occupier.



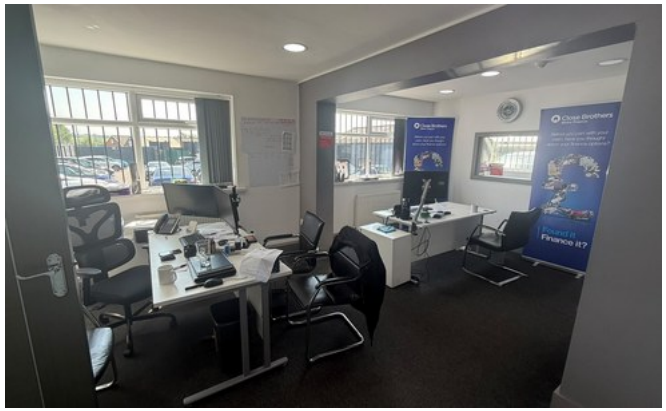


KEY FEATURES

- Approx. 1,500 sq ft industrial / commercial unit
- Dedicated forecourt for approximately 20 vehicles
- Secure fencing and gated access
- Tarmac vehicle display and storage area
- Established car sales location for over 10 years
- Approximately 2 minutes from Bury and M66 J2

Images may be digitally enhanced.

The unit and wider site





Images show the wider site; office and yard allocation is subject to agreement.

Connected and ready for business

Pimhole Business Park is approximately two minutes from Bury town centre and Junction 2 of the M66, with connections to the M60 and Greater Manchester motorway network.



TERMS

Rent: £4,250 per calendar month.
Approximate building area: 1,500 sq ft.
Dedicated yard: approximately 20 vehicles.
Office and yard allocation subject to agreement.

VIEWINGS BY APPOINTMENT

James Byrne
Senior Negotiator
07501 883220

Dax Owen
Lettings & Acquisitions Negotiator
07562 158168

Images show the wider site; allocation is subject to agreement.