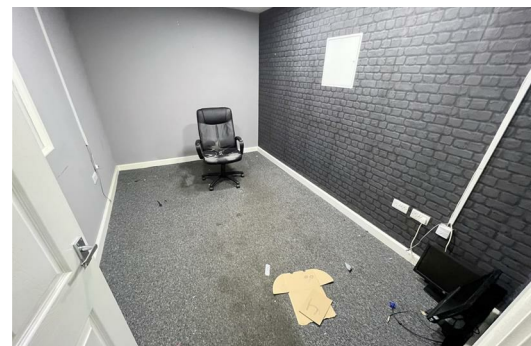
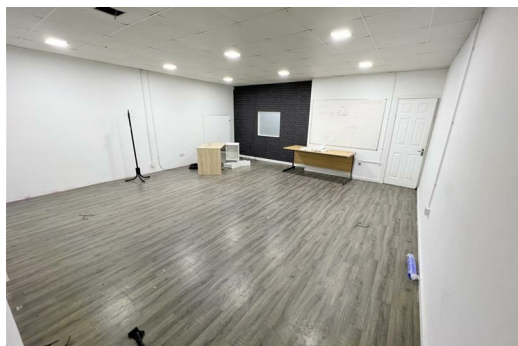
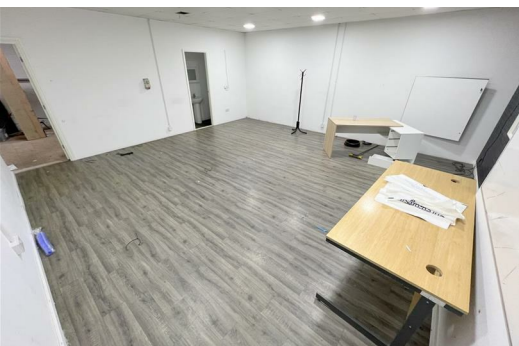




**Unit 30 Albion Mill, Bury  
BL8 2AD**

**£700 PCM**

Hyde Estates present unit 30 at Albion Mill Industrial Estate, a ground floor commercial unit with three phase power, elec security shutters, WC, and car park. Measures approx 1,080 sqft/ 100.33 sqm. Ideally situated to the M66 and Bury Town Centre.



Hyde Estates present unit 30 at Albion Mill Industrial Estate, a ground floor commercial unit with three phase power. The unit measures approx 1,080 sqft/ 100.33 sqm and features electric security roller shutters, WC, and communal car park. The unit is currently divided by stud walls and comprises of a large office, smaller office, storage area, WC and hall. The incoming tenant would be able to remove internal stud walls should they wish for an open plan area.

Location – Albion Mill Industrial Estate is on Albion Street off Bolton Road A58, ideally located to M66 motorway network junction 2, A56 and Bury Town centre.

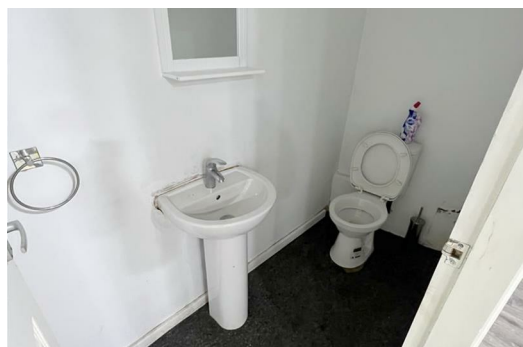
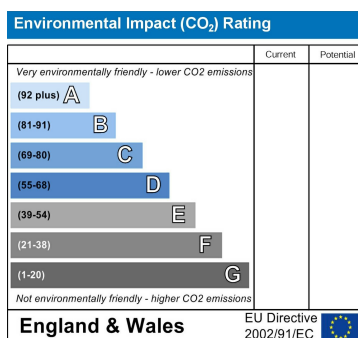
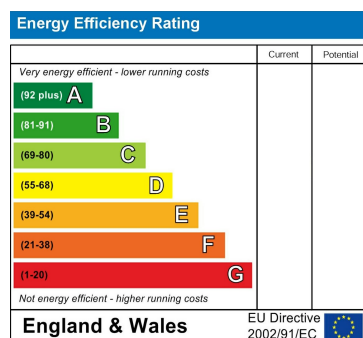
Approximate dimensions  
1,080 SQFT/ 100.33 SQ M

Asking annual rent - £8,400PAX

Terms - lease negotiable

Legal costs - each party to bear their own legal costs.

Viewings - please contact Hyde Estate & Letting Agents 0161-773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

