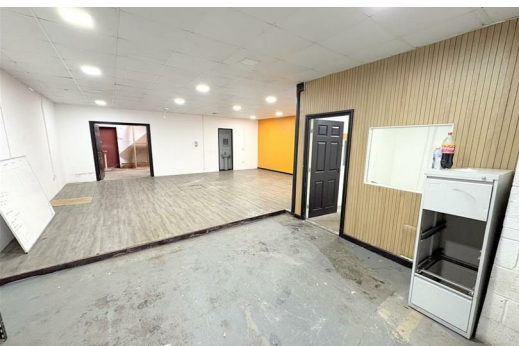




**Unit 30 Albion Mill, Bury  
BL8 2AD**

**£800 PCM**

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



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 roller shutter door, WC, and communal car park. The unit is currently divided by stud walls but can be utilised to suit a prospective tenants requirements.

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 - £9,600PAX

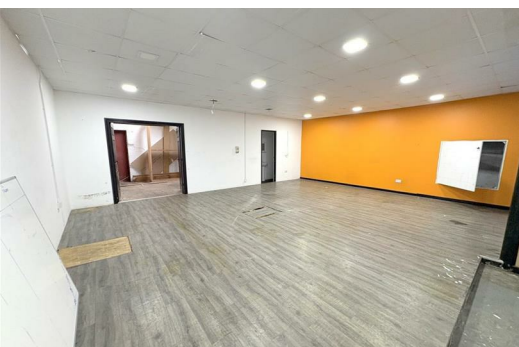
Terms - lease negotiable

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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