



**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 915 sqft / 85 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 915 sqft / 85 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
915 SQFT / 85 SQ M

Asking annual rent - £9,600PAX

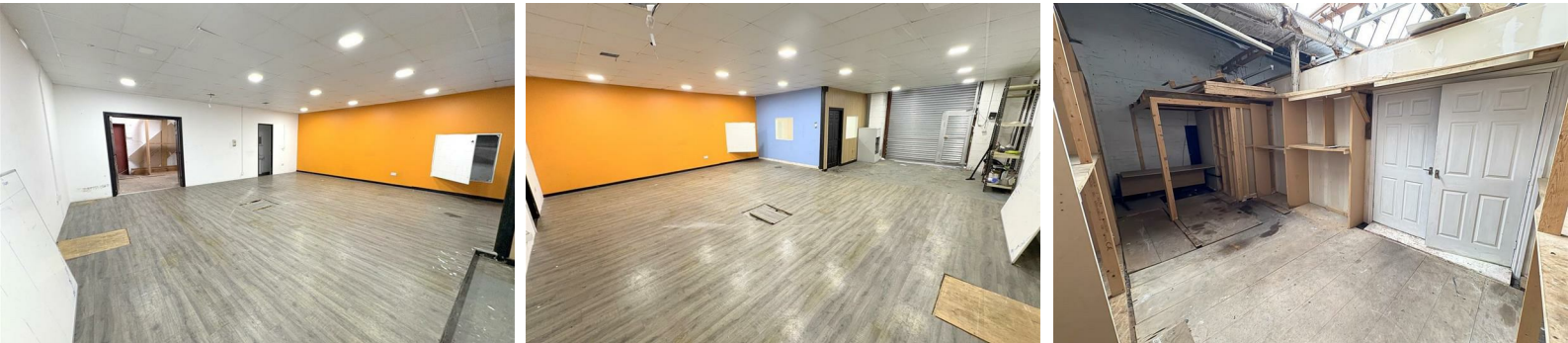
Terms - lease negotiable

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		



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