

BURY VAN HIRE - LIMEFIELD HOUSE, LIMEFIELD BROW, BURY



EXCEPTIONAL COMMERCIAL LAND 1.6 ACRES (0.65 hectares) approx FOR SALE



THREE STOREY OFFICES - 15,000 SQ/FT
OFFICE BUILDING



GATES ACCESS - 7.5M DOUBLE ACCESS

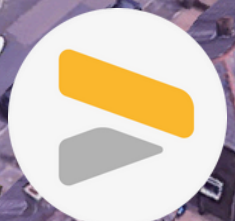


TWO WAREHOUSES - EACH OFFERING
7,500 SQ/FT



PRIME LOCATION

PREMIER COMMERCIAL LAND OFFERING
PRIME LOCATION



Location

The site is well located at Limefield House, Limefield Brow, Bury. It is situated within a predominantly industrial area, providing convenient access for commercial activities. The main access point to the site is from Limefield Brow. The area benefits from good transport links, with easy access to major road networks. Bury town center is nearby, offering a range of amenities and services. Manchester City Centre is located approximately 10 miles to the south, ensuring connectivity to a major urban hub.

Description

This premier commercial land is perfectly poised for a range of business uses. The sizable office and warehouse spaces cater to diverse commercial needs, from corporate headquarters and administrative centers to logistics hubs and storage facilities. The substantial land area offers ample opportunities for future development, making it an ideal investment for long-term growth.

Why Bury Van Hire?

- **Strategic Location:** Situated in the bustling town of Bury, the property benefits from excellent transport links, proximity to major roads, and access to a skilled workforce.
- **Versatile Usage:** The mix of office and warehouse facilities provides flexibility for various commercial applications.
- **Development Potential:** With 81.6 acres at your disposal, the possibilities for expansion and development are virtually limitless.

Property Highlights

- **Prime Location:** Limefield House, Limefield Brow, Bury (BL9 6QS)
- **Expansive Size:** 1.6 acres of versatile commercial land
- **Guide Price:** £1,500,000
- **Building Inclusions:**
 - **Three-Storey Offices:** A modern 15,000 sq/ft office building, perfect for administrative functions, corporate headquarters, or tenant leasing.
 - **Two Warehouses:** Each offering 7,500 sq/ft of flexible space, ideal for storage, logistics, or light manufacturing.
 - **Gates Access:** 7.5m double access including security gates.



Accommodation

The premises extend to the following approximate gross internal floor areas:

	SQ FT	SQ M
Three Storey Offices	15,000	1393.55
Two Warehouses	7,500	696.77

Terms

We are informed that both sites are held on a freehold basis.

Rates

Interested parties are advised to contact Bury Council

EPC

An Energy Performance Certificate is available for the premises.

Price

Offers over £1.5Million

Viewing

By appointment with the sole agents:

Jake Barnes
Jake.b@flintonblythe.co.uk

Misrepresentation Act 1967

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