

# ANGOULEME

RETAIL PARK

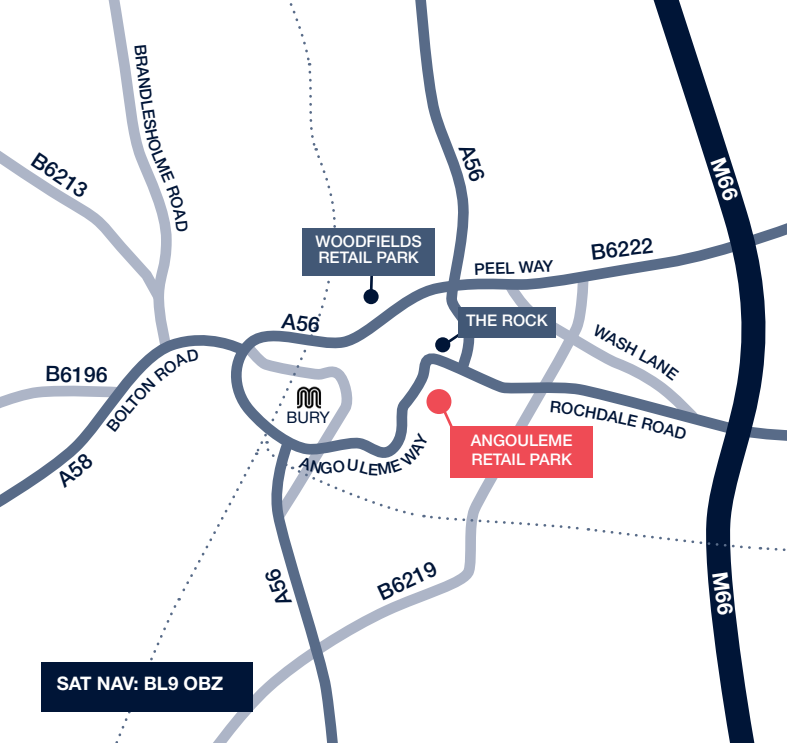
ANGOULEME WAY, BURY, BL9 0BZ



PROMINENT RETAIL PARK, SITUATED DIRECTLY OPPOSITE THE ROCK SHOPPING CENTRE, WHICH ATTRACTS IN EXCESS OF 11.5 MILLION VISITORS EACH YEAR. ONE UNIT AVAILABLE TO LET NOW.







## LOCATION

Bury is located approximately 9 miles north of Manchester City Centre and 6 miles east of Bolton. The town is situated just off Junction 2 of the M66 motorway, providing immediate access to the M61, M62 and M60. The town benefits from an excellent public transport network with the Metrolink tram providing a direct service from Bury to Manchester City Centre and on to the mainline railway network.

## DESCRIPTION

- Prominent Retail Park extending to 76,247 sq ft, situated on the A58 town centre ring road
- Busy location directly opposite the town centre and Bury's famous covered and open markets
- Directly opposite the The Rock Shopping Centre, a 1.6m sq ft mixed use development with over 500,000 sq ft of retail and leisure, including M&S, Primark, Next and Vue Cinemas
- Circa 20,000 vehicles pass the scheme daily
- Occupiers include Jysk, TK Maxx, Argos, Brand Interiors and the scheme is close to ASDA, Matalan, Bensons for Beds, Pets at Home and Smyths Toys
- Nearby Bus & Metro Terminus handles over 630 tram stops per week



# TKmaxx



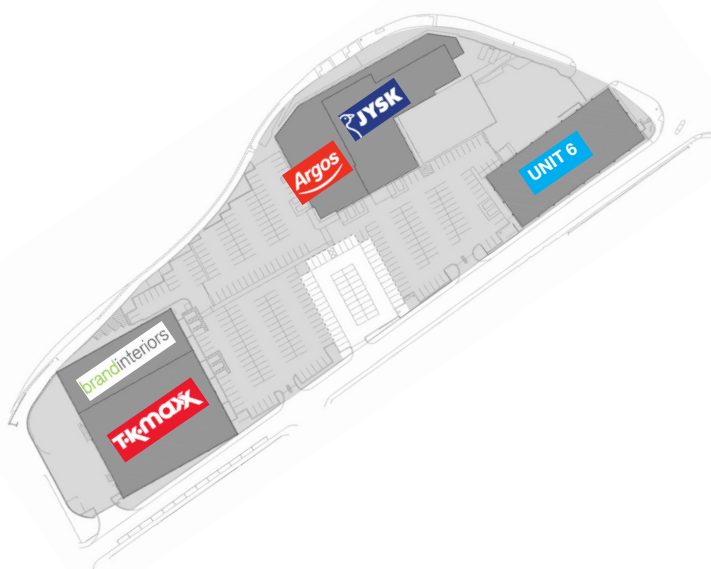


## SPECIFICATION

One available unit remaining with good floor to ceiling heights. Dedicated loading bay opening on to a shared service yard to the rear of all units.

UNIT 6	Sq ft	Sq m
Ground floor GIA	15,974	1,484

Floor to ceiling heights	metres
Eaves height	5.56
Haunch height	5.87
Ridge height	6.83



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