

ANGOULEME

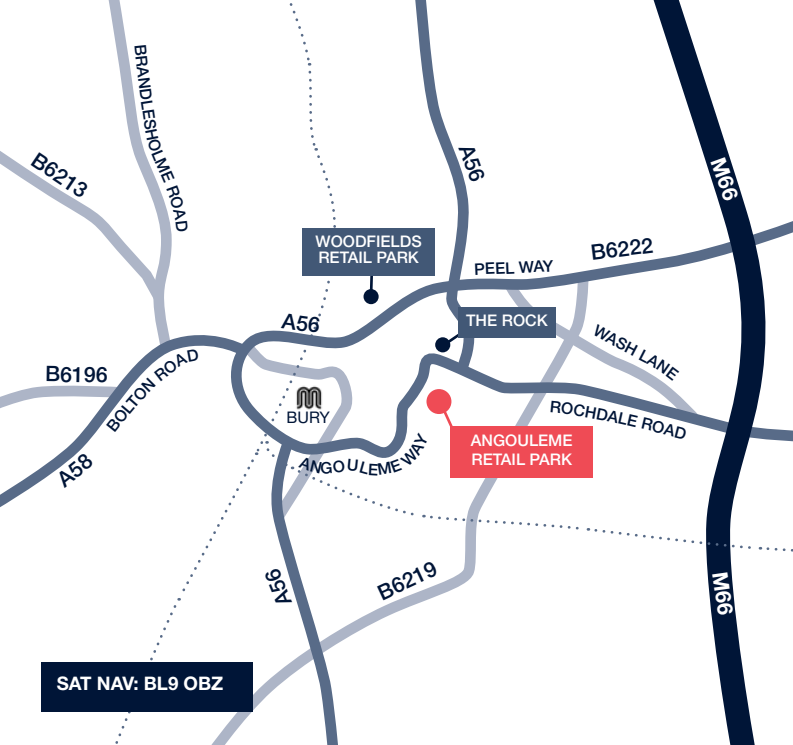
RETAIL PARK

UNIT 3, ANGOULEME WAY, BURY, BL9 0BZ
10,533 sq ft Available To Let



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

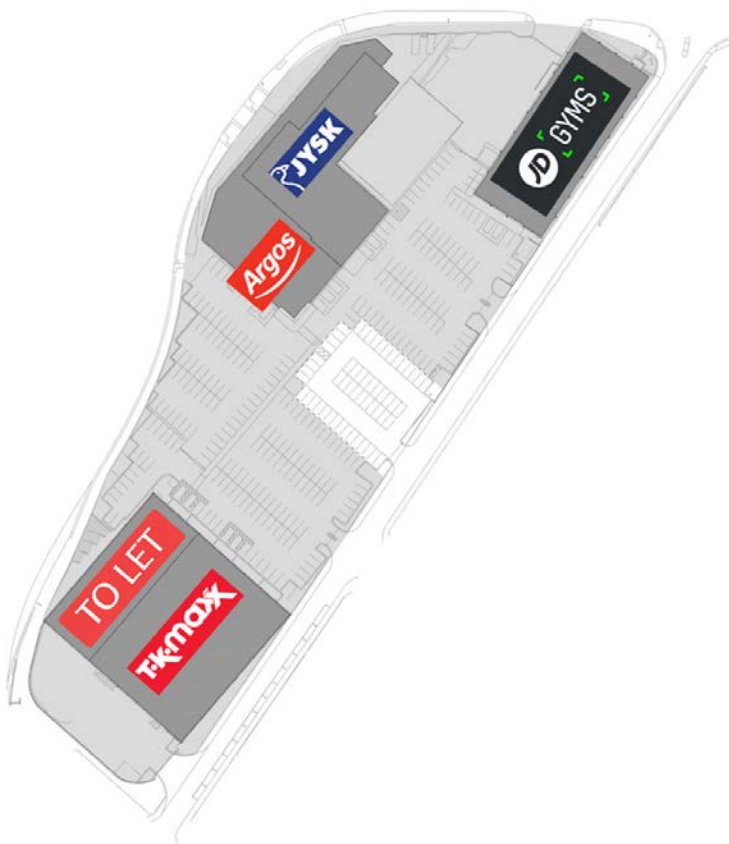
- Prominent Retail Park extending to 76,247 sq ft, situated on the A58 town centre ring road
- Busy location directly opposite the town centre and Bury's famous covered and open markets
- Directly opposite the The Rock Shopping Centre, a 1.6m sq ft mixed use development with over 500,000 sq ft of retail and leisure, including M&S, Primark, Next and Vue Cinemas
- Circa 20,000 vehicles pass the scheme daily
- Occupiers include Jysk, JD Gyms, 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



SPECIFICATION

- Unit 3 Ground Floor GIA 10,533 sq ft / 979 sq m
- Available from Q4 2024
- Planning – Class E
- EPC – C 61
- Rateable Value - £97,000

Terms – Available on request



ESH Edgerley
Simpson
Howe

Adam Patrick: 07789 407077
adam@eshp.com

Giles Pickford: 07741 293 402
giles@eshp.com

PROPERTY CONSULTANTS
wsb
www.wsbproperty.co.uk
0113 234 1444

Adam Mobley: 07587 133 540
amobley@wsbproperty.co.uk

 **PICTON**

enquiries@picton.co.uk

MISREPRESENTATION ACT Edgerley Simpson Howe LLP and WSB Property Consultants LLP, for themselves and for the vendors/lessors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline for the guidance of the intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the of employment of Edgerley Simpson Howe LLP or WSB Property Consultants LLP has any authority to make or give any representation or warranty in relation to this property.

