

Hampson Mill Lane, BL9 9TZ
 Approximate Gross Internal Floor Area = 340.9 sq m / 3670 sq ft

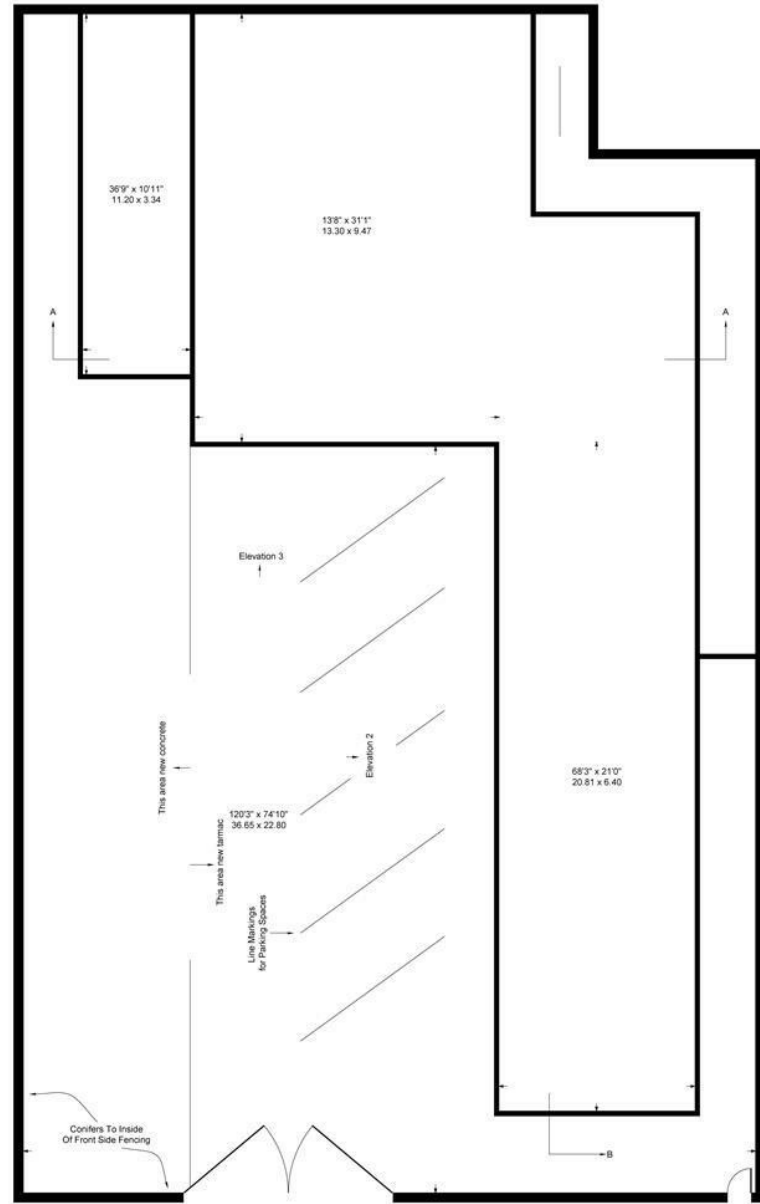
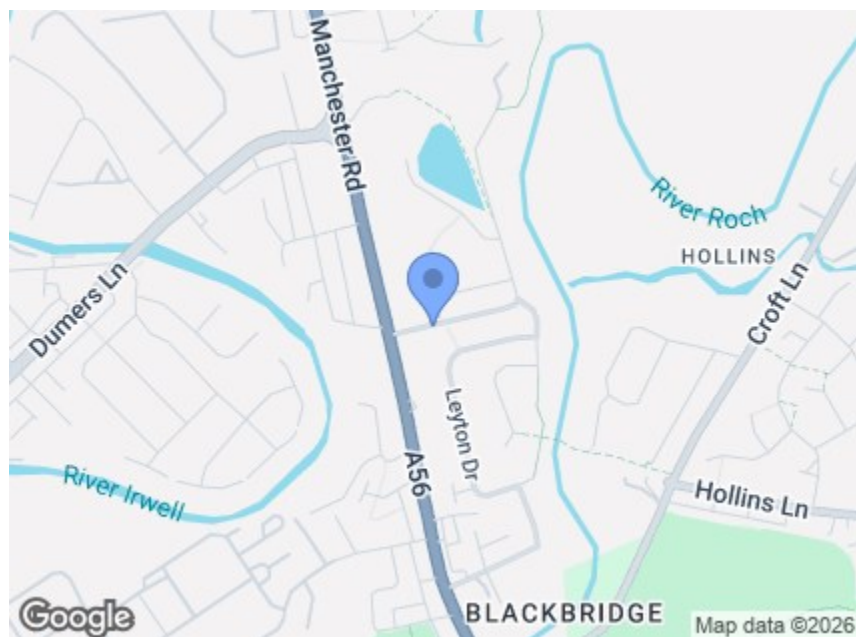


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL9 9TZ What3words - ///apples.clip.times

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Hampson Mill Lane
 , Bury, BL9 9TZ

Price £499,950



- Secure, self-contained commercial site with gated access
- Generous forecourt providing parking, loading and external space
- Well-presented internal offices and meeting rooms
- Kitchenette and WC facilities on site
- Detached industrial/warehouse unit with office accommodation
- Roller shutter door access plus multiple pedestrian entrances
- Large open-plan area suitable for gym, storage or light industrial use
- Flexible layout suitable for a variety of commercial uses

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, Bury, BL9 9TZ

A rare opportunity to acquire or lease a versatile detached commercial unit positioned on a secure, self-contained site on Hampson Mill Lane. The property offers a well-balanced mix of warehouse/industrial accommodation, office space and welfare facilities, making it ideally suited to a range of uses including fitness, light industrial, storage, trade counter or business headquarters.

Externally, the site benefits from a gated entrance leading to a generous forecourt providing ample parking, loading and external working space. The main building is of steel portal frame construction with profile cladding, incorporating roller shutter access and pedestrian entrances.

Internally, the accommodation is presented to a good standard throughout and currently configured to include a large open-plan training/warehouse space, multiple private offices, kitchenette facilities and WC provisions. The flexibility of the layout allows for easy reconfiguration to suit an incoming occupier's requirements.

The surrounding area comprises a mix of residential and commercial uses, offering convenient access to Bury town centre and excellent transport links to the wider Greater Manchester region.

