

# FOR SALE

**71,446.40 sq ft (6,637.66 sq m)**

On a site area of 3.78 acres (1.529 hectares)

- 2.5 miles from M66 Motorway
- Prominent location
- Substantial power supply
- Rare purchase opportunity
- Potential redevelopment opportunity

**Enter**



**Substantial Industrial Complex**

**Derby Works**  
**Manchester Road, Bury, BL9 9NX**

**Nolan  
Redshaw**

**0161 763 0828**  
[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)

**dh** **DAVIES  
HARRISON**  
REAL ESTATE

**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)

# Derby Works

## Manchester Road, Bury, BL9 9NX

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

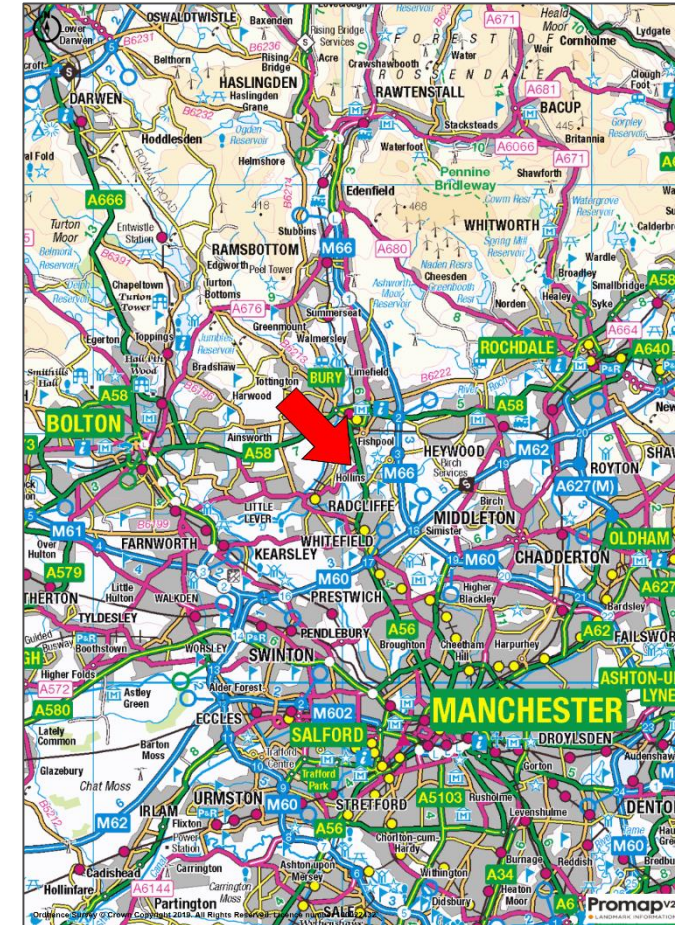
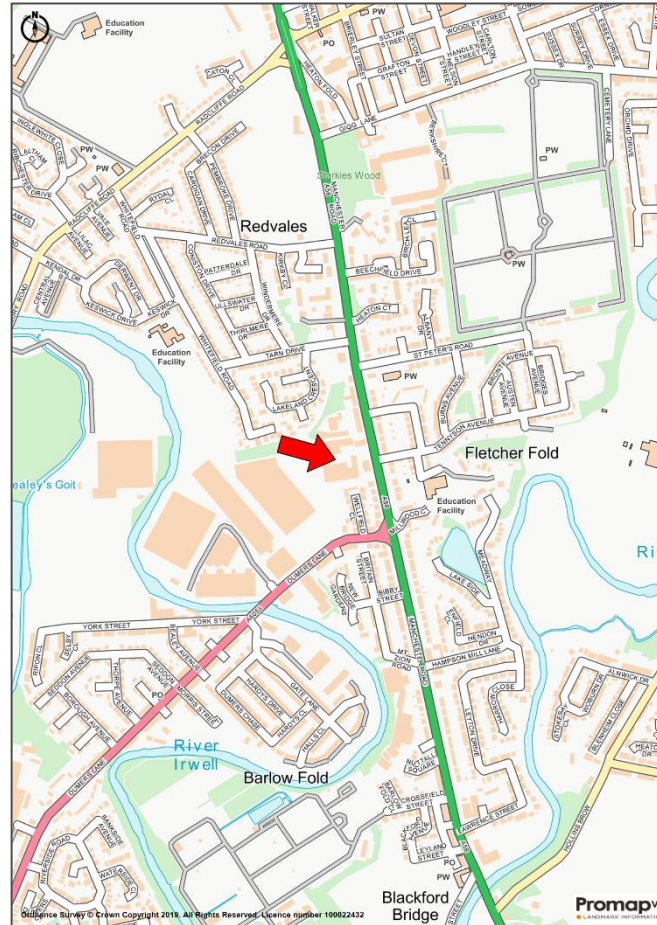
FURTHER INFORMATION

### LOCATION

The complex is located on the west side of Manchester Road (A56) close to the junction with Tennyson Avenue. It is screened from the main road by an existing petrol station and a veterinary practice but with the A56 being a major thoroughfare which links Bury Town Centre with the M60 it benefits from a high level of traffic flow.

Bury Town Centre is located 2 miles to the north with Manchester City Centre being 7 miles to the south. The A56 offers excellent transport links being located 2.5 miles from Junction 2 of the M66 Motorway which in turn leads to the M60 Manchester Orbital Motorway.

Bury Town Centre	2 miles
J2 M66 Motorway	2.5 miles
M62 / M60 Motorway	5 miles
Manchester City Centre	7 miles



Substantial Industrial Complex

**Nolan  
Redshaw**  
0161 763 0828  
www.nolanredshaw.co.uk

**dh** DAVIES  
HARRISON  
REAL ESTATE  
0161 236 9999  
www.daviesharrison.com

# Derby Works

## Manchester Road, Bury, BL9 9NX

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER  
INFORMATION



Substantial Industrial Complex

**Nolan  
Redshaw**  
0161 763 0828  
[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)

**dh** DAVIES  
HARRISON  
REAL ESTATE  
0161 236 9999  
[www.daviesharrison.com](http://www.daviesharrison.com)

# Derby Works

## Manchester Road, Bury, BL9 9NX

HOME

LOCATION

DESCRIPTION

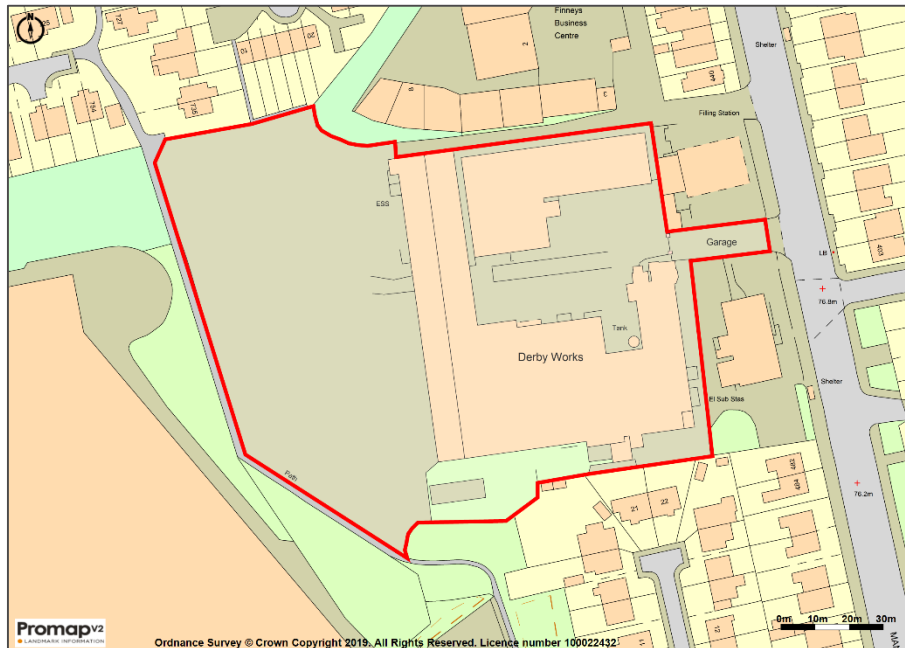
ACCOMMODATION

GALLERY

FURTHER  
INFORMATION

### DESCRIPTION

- The complex offers a mixture of single and two storey buildings with an office building and car park located to the front of the split level site.
- The open storage area located to the rear of the buildings is accessed via a ramped roadway from the centre of the site.
- An extension has been constructed providing an additional area to house machinery and linked also to an existing structure.
- The majority of loading and unloading is undertaken at the rear of the facility accessed via a service road down the northern elevation.



### Office Building

Situated adjacent to the main site entrance, the office building is a mostly single storey brick construction set beneath a pitched slate roof. The building is linked to a Former Clock Tower. There is a more modern single-storey brick built extension adjacent to the original building.

The ground floor provides reception area, WC facilities, meeting room, private offices and open plan office accommodation. A staircase leads to the first floor which provides further office accommodation, meeting room and kitchen / WC facilities.

Fluorescent lighting and wall mounted hot water radiators are provided throughout the building.

Substantial Industrial Complex

**Nolan  
Redshaw**  
0161 763 0828  
www.nolanredshaw.co.uk

**dh** **DAVIES  
HARRISON**  
REAL ESTATE  
0161 236 9999  
www.daviesharrison.com

# Derby Works

## Manchester Road, Bury, BL9 9NX

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER  
INFORMATION](#)

### Main Workshop / Production Area

Comprising a number of interconnecting single and two storey buildings, the main workshop is situated to the rear of the office building. It is of single storey dual bay construction with a pitched steel trussed profile cement asbestos sheet clad roof with solid brick elevations.

Adjacent to the main workshop are further workshop units also of brick construction set beneath a combination of pitched slate and corrugated asbestos cement roof structures benefiting from solid concrete flooring. A further workshop / store and “quarantine area” is accessed from the inner yard which is primarily of two storey brick construction set beneath a pitched slate covered roof. A single storey “compressor room” is also provided. The two storey section provides the principal works canteen at first floor level which is accessed via a metal framed open riser external staircase.

### Rear Two Storey Section

These buildings run in a north to south direction across the site. The lower building is accessible from both the central ramped roadway and also from the rear open storage land. These buildings are a combination of masonry and profiled PVC coated metal clad elevations set beneath pitched slate and profiled steel sheet clad roof structures. Lighting is provided via traditional suspended sodium light fittings whilst the upper floor is heated by way of a gas fired hot air blower.

### Modern Workshop / Warehouse Section

Situated adjacent to the main site access, this section offers an “L” shaped production facility. The “blow moulding” building is of traditional concrete portal frame construction with part lightweight concrete block and part profile metal sheet clad elevations set beneath a pitched asbestos cement sheet clad roof structure. It has a solid concrete floor and an eaves height of 20ft (6.1m) accessed via two up and over roller shutter doors. There has been an extension constructed that is attached to the original section.

Substantial Industrial Complex

**Nolan  
Redshaw**

0161 763 0828  
[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)

**dh** **DAVIES  
HARRISON**  
REAL ESTATE

0161 236 9999  
[www.daviesharrison.com](http://www.daviesharrison.com)

# Derby Works

## Manchester Road, Bury, BL9 9NX

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER  
INFORMATION](#)

### ACCOMMODATION

The complex has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Lower Ground Floor – Units 1 and 2	13,843.00	1,286.12
Ground Floor – Units 2, 3, 4 and 5	47,903.60	4,450.39
First Floor	9,699.80	901.15
<b>Total</b>	<b>71,446.40</b>	<b>6,637.66</b>
<b>Site Area</b>	<b>3.78 acres</b>	<b>1.529 ha</b>



Substantial Industrial Complex

**Nolan  
Redshaw**  
0161 763 0828  
[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)

**dh** **DAVIES  
HARRISON**  
REAL ESTATE  
0161 236 9999  
[www.daviesharrison.com](http://www.daviesharrison.com)

# Derby Works

## Manchester Road, Bury, BL9 9NX

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER  
INFORMATION



Substantial Industrial Complex

**Nolan  
Redshaw**  
0161 763 0828  
[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)

**dh** **DAVIES  
HARRISON**  
REAL ESTATE  
0161 236 9999  
[www.daviesharrison.com](http://www.daviesharrison.com)

# Derby Works

## Manchester Road, Bury, BL9 9NX

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER  
INFORMATION](#)

### SERVICES

We understand all mains services are available to the property including three phase and single phase electricity, gas, mains water and drainage.

The site incorporates an electricity sub-station.

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

### RATEABLE VALUE

The property is listed as "Factory and Premises" and has a current Rateable Value of £102,000.

We would advise that all interested parties make their own enquiries in relation to rates.

### PLANNING

The complex is situated in a mixed residential and commercial area and is located in an area zoned for "Employment". It is presently being used for B1/B2 and B8 uses.

Interested parties should make their own enquiries with the Local Council regarding any redevelopment potential.

### TERMS

The industrial complex is available to purchase freehold.

### PRICE

Upon application.

### VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VIEWING AND ALL OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact the joint agents:



Paul Nolan  
0161 763 0822  
[paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)



John Harrison  
07767 648094  
[john@daviesharrison.com](mailto:john@daviesharrison.com)

On the instructions of:



#### IMPORTANT NOTICE

Davies Harrison and Nolan Redshaw for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison, Nolan Redshaw or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison or Nolan Redshaw has any authority to make or give any representation or warranty whatever in relation to this property.

Aerial photography provided via Google Earth

October 2019