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COMMERCIAL PROPERTY

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## Property details

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6 UNITS TRADE  
COUNTER /  
WAREHOUSES



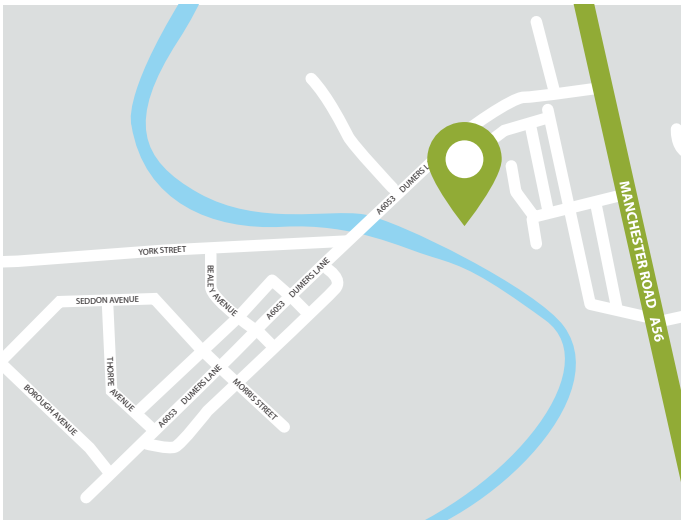
## BRACKEN TRADE PARK

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Dumers Lane,  
Bury, BL9 9QP

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## LOCATION



Bracken Trade Park is situated in a prominent position fronting Dumers Lane close to its junction with the **A56 Manchester Road**. The Park lies approximately 1 mile to the south of Bury town centre and access to **Junction 17 of the M60** is within 3 miles whilst **junction 3 of the M66** is 2 miles.

Other occupiers in the immediate vicinity include O2, Sambro Int and Thumbs Up.

## SITUATION

Bury is one of the 10 metropolitan boroughs that comprise the Greater Manchester conurbation. The town of Bury is located approximately 16 kilometres (10 miles) north of Manchester City Centre and approximately 10 kilometres (6 miles) to the east of Bolton.

The town benefits from excellent road communications, being situated approximately **5 kilometres (3 miles) to the west of junction 2 of the M66** motorway, providing immediate access to the **M61, M62 and M60** Manchester orbital motorway and ultimately to the **M6 and M1** motorway network.

The town also benefits from an excellent public transport network with the GMPTA metrolink tram providing a direct service from Bury to Manchester City Centre and Manchester Piccadilly Railway Station with an average journey time of circa 30 minutes. This service also connects to Salford Quays and ultimately Altrincham at its southern most stop.

[www.aldengreen.co.uk](http://www.aldengreen.co.uk)

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