

BL9 7BR
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AVAILABLE FROM
Q4 2026

J2 M66 BURY

BURY197

NEW GRADE A DISTRIBUTION
WAREHOUSE/LOGISTICS SPACE
197,383 SQ FT
TO LET



BURY CITY CENTRE
2 MILES

J8 · M65 / BURNLEY
15 MILES

THE ROCK
SHOPPING CENTRE

163 · 471 MANCHESTER
BUS STOP

VILLAGE HOTEL BURY

WATERFOLD FARM -
FARMHOUSE INNS

A58

M66
J2

M66

B&Q

BURGER KING

RIVER ROCH

J2 M66 BURY
BURY197

J2 M66 BURY
BURY197

Set within 12 acres, BURY197 is a highly specified warehouse/ logistics facility, with innovation and connectivity at its heart.

Situated in close proximity to Manchester, and with direct access to the M66 and wider UK motorway network, this facility boasts a prime location that is perfect for businesses that require efficient and swift connectivity.

Focused on sustainability, productivity, and wellbeing, BURY197 is designed for modern businesses, ensuring it meets their needs both today and tomorrow.

Delivering Excellence

MANCHESTER
10 MILES

M66

PLANNING
SUBMITTED

TARGETING BREEAM
'EXCELLENT'

DIRECT LINKS TO
THE UK MOTORWAY
NETWORK

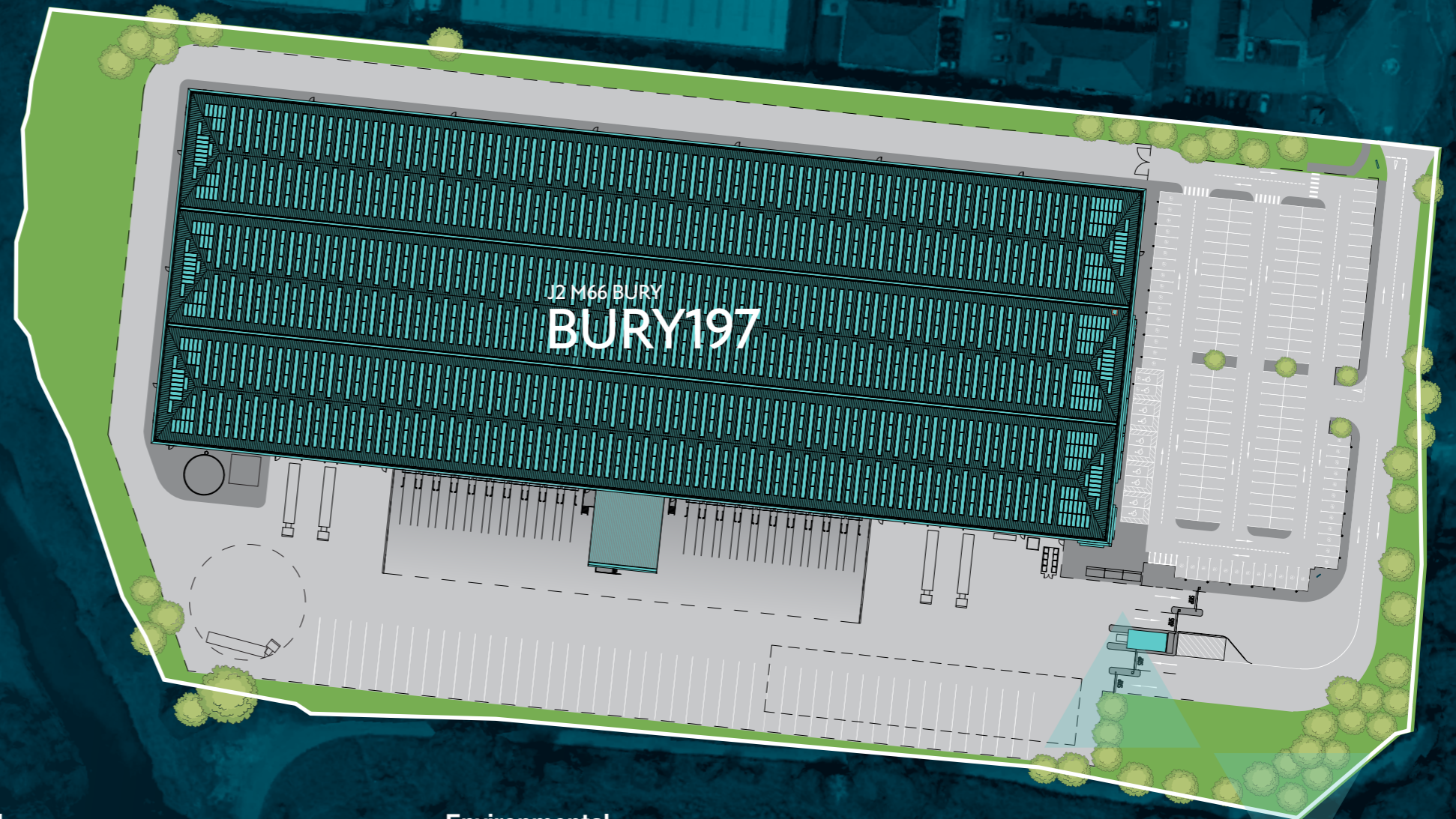
3 MILES TO
JUNCTION 18 · M60

1.4 MVA
POWER

Accommodation

Schedule of accommodation

	Sq m	Sq ft
Warehouse	16,814	180,983
GF Core	104	1,123
2 Storey Offices	961	10,351
2 Storey Hub-Offices	433	4,663
Gatehouse	24	262
TOTAL (GIA)	18,337	197,383



Best-in-class specification

Warehouse

20 dock doors including 4 Euro-dock doors
4 level access doors
15m internal haunch height

Offices

LED lighting with PIR system
VRF heating/cooling system
Raised floor
Shower facilities

External

Gated secure site
46 HGV trailer spaces
50m service yard
LED security lighting
Landscaped setting
180 car spaces, including 11 enlarged accessible spaces with 42 spaces provided with electric charging facilities
24 cycle spaces
5 motorcycle spaces
Gatehouse

Environmental

Targeting EPC 'A' rating
Targeting BREEAM 'Excellent'
20% solar PVs providing 182 kWp of power
Min 10% roof lights

Driving change

HIGHLY INSULATED BUILDING, MITIGATING AIR LEAKAGE

INTERNAL PIR LED LIGHTING

10% ROOF LIGHTS PROVIDING MORE NATURAL LIGHT

HIGH EFFICIENCY OFFICE HEATING AND COOLING SYSTEMS WITH HEAT RECOVERY VENTILATION

20% PHOTOVOLTAIC COVERAGE WITH PROVISION FOR ADDITIONAL CAPACITY

TARGET BREEAM: 'EXCELLENT' / EPC A RATING

EXCELLENT PUBLIC TRANSPORT LINKS FOR SUSTAINABLE ACCESS

NEW LINKS WITH EXISTING PUBLIC TRANSPORT AND FOOTPATH/CYCLE ROUTES

BIKE SHELTERS AND SHOWER FACILITIES ENCOURAGE CYCLING TO WORK

WATER SAVING TAPS AND DUAL FLUSH WCS

EXTERNAL LED LIGHTING, WITH DAYLIGHT SAVING CONTROLS

42 ELECTRIC CHARGING POINTS

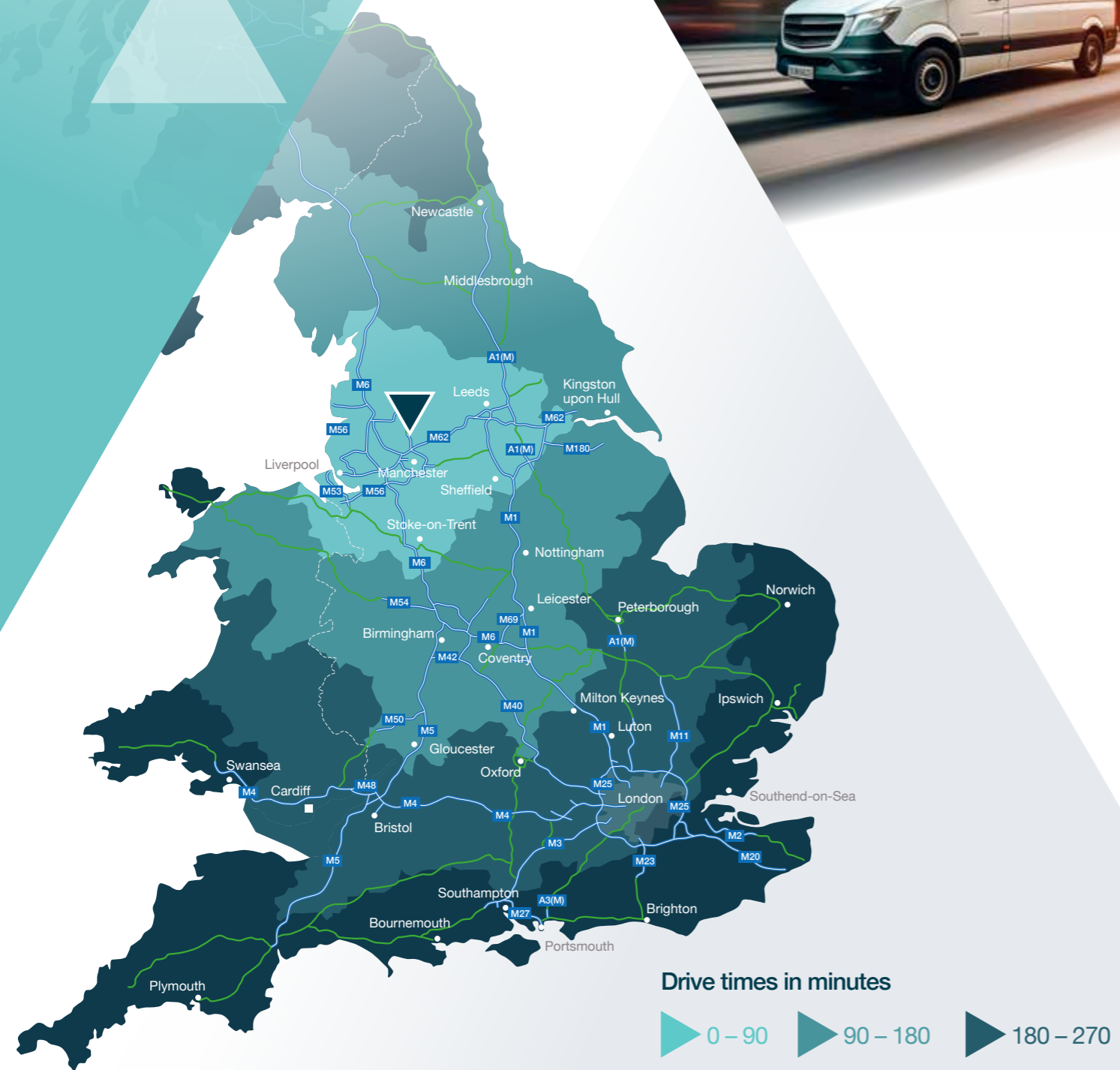
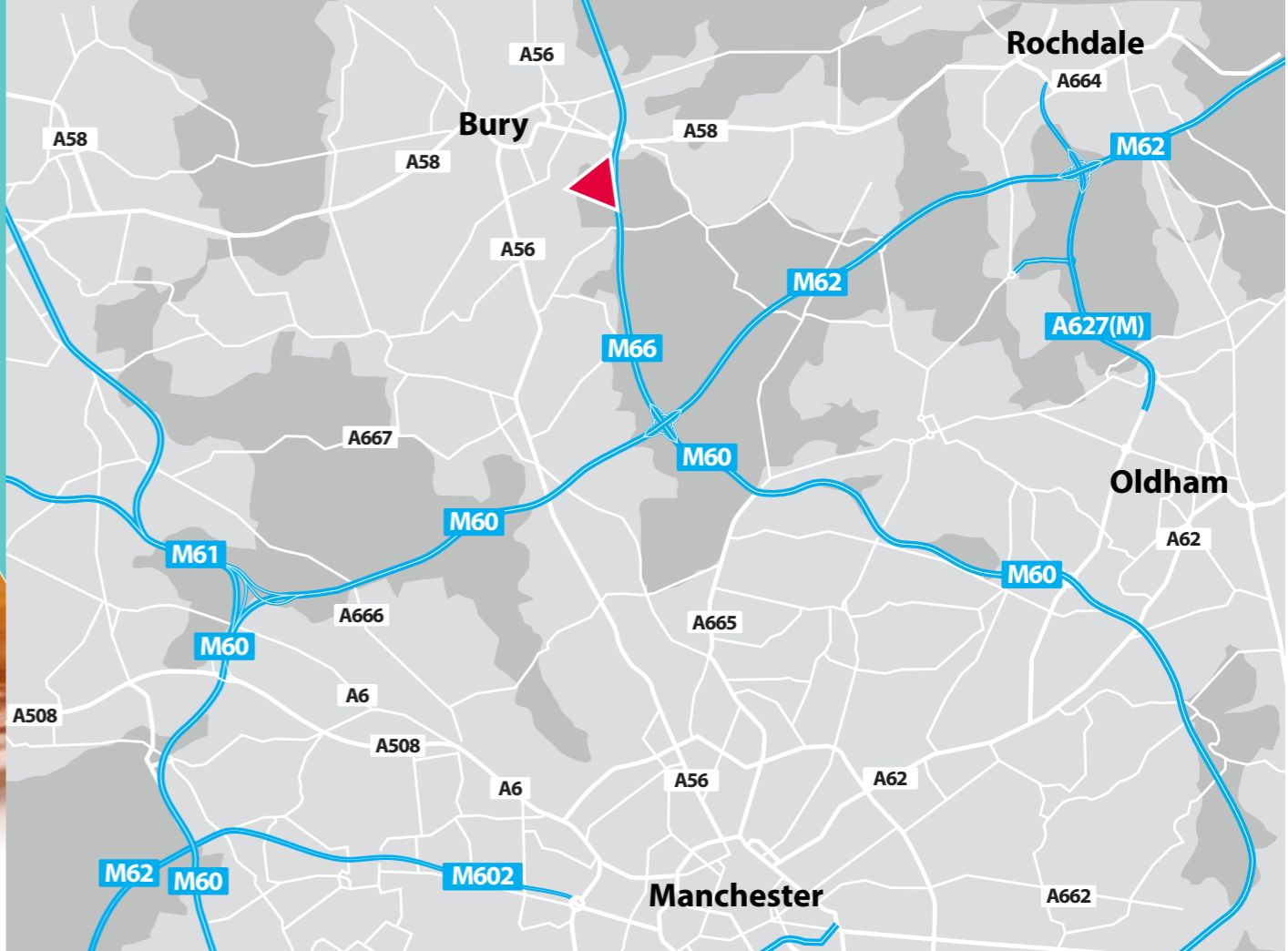
J2 M66 BURY

BURY197

BURY197 is meticulously designed to prioritise low energy consumption and carbon reduction. By incorporating high-specification features, the facility is designed to optimise efficiencies and minimise running costs minimising the impact on the natural environment.

Additionally, BURY197 is equipped with the flexibility to accommodate future changes in business and market demands. This includes the capacity to expand Photovoltaic arrays, enabling advanced features to be tailored for evolving needs.





The Route to Success

Strategically located, BURY197 is a game-changer for urban and logistics operators alike.

Situated just 9 miles to Manchester city centre, the facility is at the heart of the M66, M60, and M62 corridors that link with both the Hull and Liverpool Ports. This location allows for streamlined access to the country's leading road infrastructure, making it a prime spot for logistics operators, SMEs, 3PLs, and e-commerce providers to serve local, regional and national markets.

Location	Miles	Drive time
M66	0.3	2 mins
J2/M62	0.4	3 mins
J18 M62/M60	3.3	5 mins
Bury Town Centre	2	8 mins
J20 A627(M)	8.3	10 mins
J2/M61	8	12 mins
Manchester City Centre	9	20 mins

Airports	Miles	Drive time
Manchester	25.7	30 mins
Liverpool	37.2	45 mins
East Midlands	103	1 hr 50 mins

Sea Ports	Miles	Drive time
Liverpool	39.2	50 mins
Hull	96.8	1 hr 40 mins

Strength in Numbers

BURY197 takes advantage of a robust local labour supply within the region, benefiting from a pool of over 1,827,900 potential workers, of which 62,800 are economically inactive and looking for employment.

Source: Nomis Greater Manchester

6%
LOWER AVERAGE
WAGE THAN GREAT
BRITAIN

85.9%
NVQ LEVEL 1
AND ABOVE

168,000
WORKING IN
MANUFACTURING,
TRANSPORT AND
STORAGE

WORKING AGE
POPULATION
1,827,900



REFRESH AND RECHARGE

An environment that prioritises staff health and wellbeing, with a range of lifestyle amenities close by.

By carefully incorporating landscaped areas, woodland planting, the nearby the River Roch, the natural ecology of the area is enhanced, resulting in an attractive and environmentally-conscious work environment.

A good public transport network including frequent bus services means local employees can enjoy seamless travel to BURY197, whilst landscaped cycle and walking paths, on-site cycle parking and shower facilities promote an active daily commute. Enhanced and easy access means less time on the road, which also promotes a better work/life balance and a more environmentally friendly journey.

BURY197 lies minutes away from various eateries, local shops and fitness centres which can be easily accessed by walking, cycling or driving.



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Tritax is an asset manager with over 50 million sq ft under management, investing in critical supply chain real assets aligned to the major structural trends that are shaping the future economy, including digitisation, automation, urbanisation and green energy.



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