



**CITRUS**  
COMMERCIAL CIRCLE

# Motor Trust, Derby Way, Bury, BL9

- Approximately 100,000 sq ft (GIA)
- Prime town centre location
- Suitable for a wide range of commercial, industrial, leisure, and retail uses
- Flexible accommodation & Flexible lease terms



## Property Summary

A highly versatile commercial / industrial premises positioned in a prime town centre location, offering substantial internal accommodation alongside a generous external yard. The property is well suited to a wide range of occupiers, including industrial, logistics, automotive, trade counter, storage-based businesses, as well as leisure and retail operators.

The site benefits from three separate points of access and egress via Derby Way, Rochdale Road, and York Street, providing excellent circulation and making the property particularly well suited to split or multi-occupier use.

Internally, the unit benefits from impressive triple height eaves, with floor to ceiling heights ranging from approximately 7.6m to 8.4m, along with large electrically operated roller shutter doors, providing excellent flexibility for a variety of operational requirements. A dedicated loading bay further enhances efficiency for goods handling and day-to-day operations.

Externally, the sizeable yard area allows for HGV access, vehicle circulation, parking, or open storage, making the site particularly attractive for businesses requiring strong accessibility and outdoor space. The premises are available immediately and can be let as a whole or in part, with ancillary office space available by separate arrangement.





**Moorgate Retail Park**

home bargains halfords  
KFC farmfoods  
KINGS GYM

**Woodfields Retail Park**

TESCO COSTA  
PUREGYM Boots currys

**Angouleme Retail Park**

TKMAXX ASDA Argos  
JD GYMS SMYTHS Pets at Home  
Dreams bensons for beds

**The Rock Shopping Centre**  
The Rock is a mixed-use scheme offering a shopping, dining and leisure all within one complex.

**Mill Gate Shopping Centre**  
Mill Gate is a central shopping centre offering a mix of high street stores and everyday essentials.

**Bury Market**  
Bury Market is an award-winning market known for its wide variety of stalls and strong local character.

## LOCATION //

The property is prominently situated within a well-established town centre location, benefiting from excellent connectivity to surrounding areas and major transport routes. The site enjoys convenient access for both staff and customers, with nearby road networks supporting efficient travel across the wider region.

The surrounding area is home to a strong mix of national and independent occupiers, with well-known retailers and leisure operators such as Tesco, Asda, The Range, M&S, KFC, McDonald's, and Costa Coffee all within close proximity, driving consistent footfall and commercial activity.

A wide range of additional amenities, retail destinations, and leisure facilities further enhance the location's appeal, making it suitable for a broad spectrum of commercial, retail, and leisure uses.







[Google Maps link](#)










# PROPERTY SPECIFICATION//



## CONSTRUCTION & SPECIFICATION

-  Steel portal frame construction
-  Solid concrete floor throughout
-  Insulated roof incorporating translucent light panels
-  Profile metal sheet cladding to elevations

## BUILDING SPECIFICATION

-  Triple height eaves with floor to ceiling heights of approximately 7.6m – 8.4m
-  Open plan warehouse / workshop accommodation
-  Ancillary office accommodation available (by arrangement)
-  Suitable for industrial, automotive, storage, and commercial uses
-  High level suitability for racking, machinery, or vehicle-based operations
-  Dedicated loading bay
-  Multiple access points for operational flexibility
-  Triple height eaves providing excellent internal clearance
-  Flexible accommodation

## SITE FEATURES

-  Large secure yard area
-  Prominent town centre location
-  Strong surrounding commercial presence





## Business Advantages //

### Why This Property?



- Prime town centre positioning driving strong visibility and accessibility
- Rare combination of substantial internal space and large external yard
- Suitable for a wide range of commercial occupiers
- Flexible configuration – available as a whole or split

### Operational Advantages



- Triple height eaves allowing for maximum storage and vertical use
- Large roller shutter access for seamless loading and vehicle entry
- Dedicated loading bay improving day-to-day logistics efficiency
- HGV access and circulation space ideal for distribution businesses
- Adaptable layout to suit storage, manufacturing, or trade counter use
- Potential for integrated office and operational space on one site



## Suitable for a Variety of Uses (STP) //

### Retail Uses

- Supermarket / Discount Food Store
- Convenience Store / Food Retail
- Retail Warehouse / Bulky Goods Retail
- Trade Counter Operations
- Showroom (furniture, kitchens, bathrooms, vehicles)
- Builders Merchants / DIY Retail

### Leisure & Fitness Uses

- Indoor Football Pitches / 5-a-side Centre
- Padel Courts / Racket Sports Facility
- Gym / Fitness Centre
- CrossFit / Functional Training Facility
- Trampoline Park
- Indoor Sports Arena / Multi-use courts
- Boxing Gym / Martial Arts Studio
- Climbing / Bouldering Centre
- Children's Play Centre / Soft Play
- E-sports / Gaming Arena
- Leisure / Activity Centre

### Industrial & Logistics

- Warehouse / Storage & Distribution (B8)
- Light Industrial / Manufacturing (B2)
- Assembly / Production Facility
- E-commerce Fulfilment Centre
- Parcel Distribution Hub
- Cold Storage / Specialist Storage

### Automotive Uses

- Vehicle Repair / MOT Centre
- Car Showroom / Sales Pitch
- Valeting / Detailing Centre
- Tyre & Exhaust Centre
- Accident Repair Centre / Body Shop
- EV Charging Hub (with supporting use)

### Food & Beverage

- Drive-Thru Restaurant (STP)
- Café / Coffee Shop
- Dark Kitchen / Delivery Hub
- Food Hall / Street Food Market
- Restaurant / Casual Dining

### Other Commercial Uses

- Self Storage Facility
- Trade Park / Multi-let Units
- Plant & Tool Hire
- Wholesale Cash & Carry
- Recycling / Waste Transfer (STP)
- Education / Training Centre
- Medical / Health Clinic
- Offices (ancillary or conversion, STP)

### Alternative / Mixed Use Potential

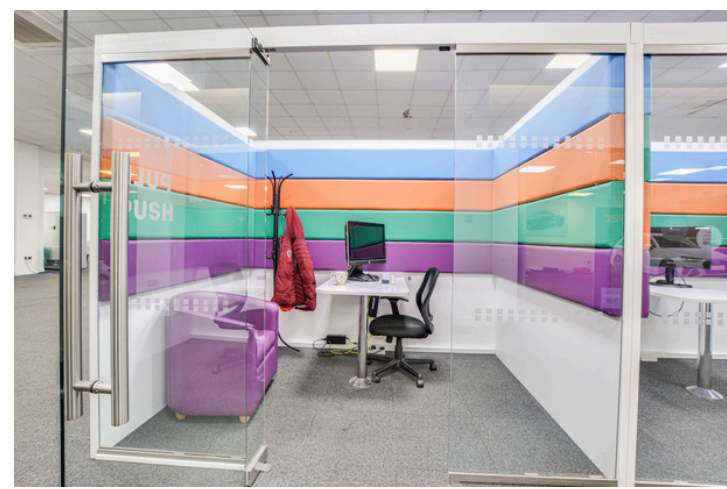
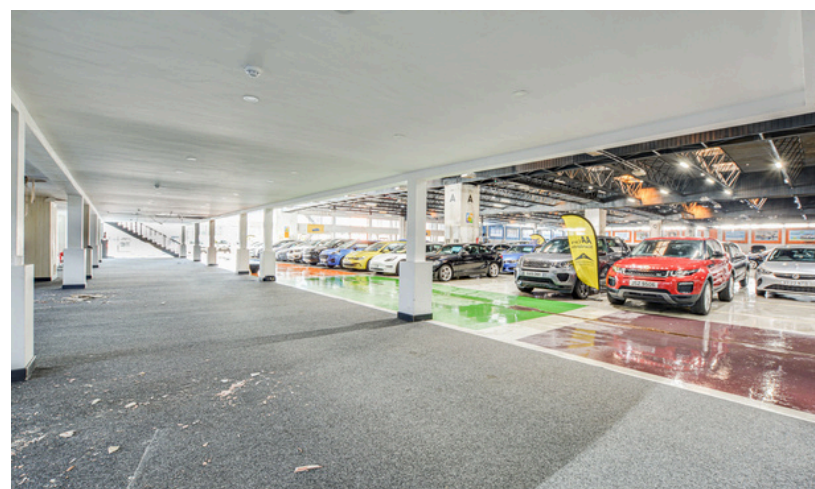
- Multi-occupier scheme (split units)
- Hybrid industrial + retail space
- Leisure + food destination
- Storage + trade counter combination

*All uses subject to planning permission.*



## Multi-Occupier Potential //

The site benefits from three separate points of access and egress via Derby Way, Rochdale Road, and York Street, creating a layout that is particularly well suited to split or multi-occupier use. This unique configuration allows the property to be easily divided, with independent access points supporting multiple tenancies or distinct operational areas within the same site.



# CONTACT US



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