



Preliminary details - Refurbished Industrial/Warehouse Premises Available To Let

Turner Bridge, Folds Road, Bolton, Lancashire, BL1 2TU

11,029 ft² (1,024.59 m²) on a site of 1 Acre

- Due to be refurbished throughout
- Close to the A(666) St Peters Way
- Suitable for a variety of uses including showroom, trade counter and non food retail
- Additional yard space can be created subject to terms agreed
- Good eaves Height



FLETCHER CRE - UNIT B - LOSTOCK OFFICE PARK - BOLTON - BL6 4SG



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Opportunity

The opportunity is to lease a refurbished property providing a warehouse and office accommodation on a site of 1 acre. This may include the installation of a new loading area subject to tenant requirements and terms agreed. It is suitable for a variety of uses including industrial, warehouse, trade counter, showroom and non food retail uses and the refurbishment could be specific to the tenants specific use subject to terms agreed.

The warehouse is of portal frame with a dual pitched roof which has been over clad The warehouse is currently fitted with a suspended ceiling throughout with an eaves height of 4m to the underside of haunch.

Externally the site is secure and provides a surfaced parking and yard area to the front with overage land to the east of the building.

Location

The property is located along a prominent position at Folds Road, close to the A(666) St Peters Way. In turn this provides access to the regional and national motorway network, the property is well positioned locally and is circa 0.5 miles from Bolton Town Centre.

Folds Road is a popular location and is occupied by a number of occupiers including Matalan and Vernacare

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and we calculate the floor areas to be 1,024.59 m² (11,029 ft²).

Rent and Lease Terms

£65,000 Per annum payable quarterly in advance exclusive of all other outgoings.

The premises will be held on full repairing and insuring terms for a term to be agreed.

Terms may be negotiable depending on the works undertaken by either the landlord or tenant and subject to terms agreed.

Planning Use

We understand the property comes under Use Class E and could be used for Industrial, Warehousing, Trade Counter Office, Showroom and Non Food Retail uses.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £38,250

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE
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