



To Let Industrial Premises

Units At Hulme Street, Bolton, BL1 2SX

22,684 ft² (2,107.34 m²)

- Excellent Transport Links close to A(666)
- Good Eaves height of 4.5 meters
- Yard area for loading to the front of the property
- Additional yard areas can be created
- Located in an established industrial location
- Two level access loading areas



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



01204 221 030



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Description

The property comprises two industrial bays with yard area to the front of the property. It is of steel portal frame construction underneath a pitched clad roof, with brick elevations. The property has offices to the front section of one of the bays.

The property is in the process of being refurbished to a shell specification ready for an occupiers fit out. It has the benefit of an eaves height of 4.6 metres to the underside of the haunch, 3 phase power and level loading on the front elevation which also has the benefit of a canopy area.

There is an area of land opposite the subject property which is currently overgrown shrub land. It could be utilised to provide additional car parking and yard area should an occupier require the additional land.

Location

The property located on Hulme Street, which is accessed via Crompton Street and Pheonix Street. Here both connect on to Folds Road. The property has excellent transport links as it is located off Folds Road (A676) close to the access point for the A666 St Peters Way, Bolton from the A673 Bury New Road.

It benefits from easy access to the town centre and regional Motorway network is available. Similar users close by include the Honda and VW car dealerships and Rimmers Music.

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 total floor area of 2,107.34 m² (22,684 ft²)

Rent and Lease Terms

£150,000 Per annum exclusive of all other outgoings and payable quarterly in advance.

The lease will be on full repairing and insuring terms for a minimum term of 5 years.

Planning Use

Use Class E - Industrial Use

Alternative uses may be considered subject to securing the necessary planning consents

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £64,000

Viewing

Viewing by way of appointment through the sole agent
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