



To Let - Large Industrial / Warehouse Accommodation

Unit 9a, Horwich Loco Works, Chorley New Road, Bolton, BL6 5UE

15,284 ft² (1,419.88 m²)

- Established industrial location
- Flexible lease terms available
- 24-hour on-site security with CCTV
- Secure yard
- Good transport connections
- High eaves of 9m

Description

The subject property comprises of a large detached warehouse unit with accommodation over three bays. The property is brick built with a pitched roof.

Internally the property provides open plan warehouse accommodation with the benefit of a concrete floor and craneage with 9m eaves. There is further office, storage space, WC and kitchen facilities within a block to the front of the property. The property is accessible via two large roller shutters.

The Horwich Loco Works site benefits from good HGV access and is secure with 24-hour on-site security and CCTV coverage throughout the estate.

Location

The historic industrial site of Horwich Loco Works is located on Chorley New Road, which links to Bolton town centre, Horwich town centre and beyond. It also has the benefit of excellent transport links with Junction 6 of the M61 in close proximity.

There are a number of local amenities nearby, with Horwich town centre a short walking distance.

Accommodation

1,420 m² / 15,284 ft² measured on a Gross Internal Area basis in accordance with the relevant RICS code of measuring practice

Rent and Lease Terms

£35,000 Per annum exclusive of all other outgoings for a term to be agreed. Subject to contract. A Development break clause will also be required in the lease.

Note there is an estates charge applicable for incoming Tenants based on 10% of the agreed rent STC.

Planning Use

The unit is only suitable for storage and light manufacturing or uses which will not impact the surrounding area.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £24,750

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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