



To Let - Open Storage Land

Land Opposite Unit 1a Fishbrook Works, Roscow Road, Kearsley, Bolton,
North West, BL4 8NX

0.07 Acres (0.03 Hectares)

- Secure Storage Site
- Established Industrial Location
- Excellent Transport links
- Close to M60 Orbital Motorway

Description

The subject property is a secure yard/compound extending to 0.07 Acres. It is located on the established Fishbrook industrial Estate and suitable for open storage. It is secured by perimeter palisade fencing and is of hard standing. The site will be available from January 2025.

Location

The yard is located on the Fishbrook Industrial Estate surrounded by industrial users, it is accessed via Roscoe Road, which in turn is accessed off A(666) Bolton Road.

The site has excellent transport links being close to Junction at Kearsley Interchange and the M60 Orbital Motorway Network. It also has great local access, to Farnworth, Bolton, Radcliffe, Bury Swinton and Manchester.

Accommodation

The site has been measured via ordnance survey (Promap) and we understand the site extends to a total of 0.07 acres (0.028 Hectares)

Rent and Lease Terms

£7,800 Per annum payable monthly in advance and exclusive of all other outgoings.

The land is available by way of a new full repairing and insuring lease for a term to be agreed.

Planning Use

Open Storage and Distribution

VAT

VAT is applicable at the prevailing rate

Business Rates

Rateable Value £1,850

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk



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