



## To Let Industrial Workshops.

**Pocket Workshops, Micro Workshops 2 and 4, Washington Street, Bolton, Lancashire, BL3 5ER**

**134 ft<sup>2</sup> (12.45 m<sup>2</sup>)**

- Ready for immediate occupation
- Located on an established Industrial Estate
- Excellent Transport Links
- Secure Gated Yard Area
- Flexible lease terms available

## Description

The Micro Workshops at Pocket Workshops Industrial Estate are situated within a row of terraced single storey self-contained industrial units. They are suitable as workshops for light manufacturing or electrical repairs. They provide open plan units with a concrete floor with communal, W.C.s, and electric. There is a roller shutter into the communal area and each unit is self-contained within.

They also have the benefit of onsite car parking which is shared. The site is secure by a palisade perimeter fence.

## Location

Pocket Workshops are located approximately 1 mile to the South-West of Bolton town centre off Washington Street which connects on to Deane Road (A676), a main arterial route to Bolton town centre and the M61 motorway. The property provides good access to both the local road network and Bolton Town Centre.

## 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 understand they provide the following sizes:

- Room 2 12.45 m<sup>2</sup> (134 ft<sup>2</sup>)
- Room 4 12.45 m<sup>2</sup> (134 ft<sup>2</sup>)

## Rent

£1,740 Per annum exclusive of all other outgoings including business rates and utilities and payable monthly in advance.

The lease will be a new full repairing and insuring lease for a term to be agreed. The terms of the lease will be outside sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## Planning Use

The units are suitable for light workshops, light manufacturing, storage and distribution.

Motor trade or vehicle workshops are not permitted on the estate.

Alternative uses may be considered on their own merits along with any planning consents required.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value Room 2 £820 and Room 4 £810

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE.

01204 221030  
[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)

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