



## Preliminary Details - Refurbished Industrial Premises available To Let

**Cell Security Building, Lynstock Way, Lostock, Bolton, Lancashire, BL6 4SA**

**17,082 ft<sup>2</sup> (1,586.92 m<sup>2</sup>)**

- Detached industrial premises
- Main warehouse with 6m eaves height
- Separate workshop accommodation with 3m eaves height
- Suitable for storage, manufacturing, or distribution
- Established industrial location
- Close proximity to M61 motorway and Middlebrook Retail Park

## Description

The opportunity is to lease a soon to be refurbished detached industrial property providing a combination of warehouse and office accommodation extending to 17,082 sq ft on a site of approximately 1 acre.

Specification includes 6 Meter Eaves Height, 3 phase power, X3 Roller Shutters, X2 loading bays and overhead Crane on the 1<sup>st</sup> Floor. Along with external yard space and car parking.

The accommodation is detailed below:

**Warehouse** - Main warehouse with 6m eaves height (to underside of haunch), Two loading bays positioned at front and side elevations. Suitable for storage, manufacturing, or distribution uses

**Workshop Areas** - Separate workshop accommodation with 3m eaves height, arranged across two distinct sections. Suitable for light industrial or ancillary production use

**Additional Areas:** - First-floor storage accommodation, Staff canteen facilities, ground and first-floor office accommodation.

The property would suit a range of occupiers, including distribution, trade counter, engineering, storage, and light manufacturing use. The refurbishment may be tailored to suit the incoming tenant's specific requirements, subject to terms being agreed.

## Location

The property is situated on Lynstock Way, Lostock within an established and highly regarded industrial location, benefiting from close proximity to Junction 6 of the M61 motorway, immediate access to Middlebrook Retail Park and excellent regional connectivity across the North West.

## 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 1586.92 m (17,082 ft).

## Rent and Lease Terms

£140,000 exclusive of all other outgoings and payable quarterly in advance.

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

Terms may be negotiable depending on the extent of works undertaken by either the landlord or the tenant. Incentives may be available, including a reduced rent or a rent-free period where refurbishment works are to be carried out by the tenant, subject to agreement.

## Planning Use

We understand the property falls within Use Class E (light industrial). Alternative uses may be considered subject to their merits and may require a change of use. Please note the property is located within a protected employment zone.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £56,000

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
Info@fletchercre.co.uk



