



## To Let Industrial/Workshops units with on site parking

4 Moses Gate Workshops, Gladys Street, Bolton, North West, BL3 2QB

500 ft<sup>2</sup> (46.45 m<sup>2</sup>)

- Excellent Transport Links
- Prominent location just off the A666
- Occupation from June 2026
- Flexible lease terms available

## Description

Available from June 2026: Moses Gate Workshops comprise a terrace of single-storey, self-contained industrial units, ideally suited for storage purposes or light manufacturing and workshop use. The units offer practical and flexible accommodation for a range of commercial occupiers seeking functional industrial space within a secure and accessible setting.

Each unit provides an eaves height of approximately 5.5 meters, allowing for efficient storage, racking, or light production activities. Access to the units is facilitated via a loading door, enabling straightforward delivery and dispatch operations. Internally, the units benefit from a durable concrete floor designed to accommodate industrial use, together with a manual roller shutter door that provides both security and convenient access.

The specification includes essential services and facilities such as WC amenities, three-phase electricity supply suitable for light industrial machinery, and a gas blower system for heating. These features ensure that the units are well equipped to support a variety of operational requirements.

Externally, occupiers benefit from shared on-site car parking, providing convenient access for staff and visitors. The site itself is secured by a palisade perimeter fence and controlled entrance, offering an additional level of security for businesses operating from the premises.

The unit is not suitable for use for motor vehicle repairs or trade.

## Location

Mose gate is located just off Manchester Road Farnworth, a main arterial route leading to Bolton town centre, which is situated approximately 1.5 miles north-west of the site. It is also close to Farnworth Town Centre.

The site has excellent access to the regional motorway network via the A666 (St. Peters Way) which connects to the M61 motorway and ultimately, the national motorway network. The nearest train station is located within walking distance at Moses Gate.

## Rent and Lease Terms

**£15,000 Per annum payable monthly in advance and exclusive of all other outgoings.**

**The lease will be on full repairing and insuring terms**

## Planning Use

The units are suitable for light workshops, 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 may be applicable at the prevailing rate

## Business Rates

£4150 Rateable Value from April 2026

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  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk

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