



To Let Ground floor commercial space

Ground Floor Unit, Middlebrook Mill, Gilnow Lane, Bolton, Lancashire, BL3 5EN

219 ft² (20.35 m²)

- Studio Space
- On Site Parking
- Inclusive of Heating and Electric
- Secure roller shutter
- Short distance to the University of Bolton

Description

The subject property comprises a well-presented ground floor commercial unit situated within the established Middlebrook Mill development on Gilnow Lane, Bolton. Offering versatile accommodation, the space is ideally suited for a range of uses including storage, light industrial, or office purposes, making it an excellent opportunity for a variety of businesses.

The unit benefits from secure access via a manual roller shutter, ensuring both ease of loading and peace of mind. Occupiers also have access to well-maintained communal W.C. facilities within the building.

A key advantage of the property is the availability of on-site car parking, providing convenient access for both staff and visitors.

Overall, this property presents a practical and flexible business space in a well-connected location, ideal for companies seeking functional accommodation with essential amenities in place.

The rent is inclusive of heating and electric but exclusive of all other outgoings.

Location

The property is accessed off Gilnow Lane, which connects on to Deane Road, a main arterial route connecting to both Bolton Town Centre and Junction 5 of the M61. It is located in a residential and commercial area, close to Pikes Lane Primary School and Health Centre. It is also a short walk from the University of Bolton Campus.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA)

Rent and Lease Terms

£4800 Per annum payable monthly in advance and exclusive of all other outgoings.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

To be assessed on occupation

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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