



To Let (May Sell) Light Industrial Premises with offices and onsite parking

Central Workshop, Back Longworth Road, Horwich, Bolton, Lancashire, BL6 7DB

3,812 ft² (354.13 m²)

- Suitable for Light industrial or a range of alternative uses
- Predominately open plan warehouse
- Office/Showroom to the front of the property
- Eaves height of 4 metres
- On site parking
- Close to Horwich Town Centre

Description

The property comprises a single-storey industrial/workshop unit extending to approximately 3,812 sq ft, incorporating both warehouse and office accommodation. The property has on site parking, a loading area and an eaves height of 4 metres. It is suitable for a variety of uses.

The unit offers predominantly open-plan workshop space, benefiting from a solid concrete floor, strip lighting, and an electric roller shutters, a warehouse office, kitchen area and male and female W.C.s. It also has the benefit of 3 phase power.

To the front, the property features well appointed office/showroom accommodation, secured via roller shutter doors at the frontage. They provide a mix of open plan accommodation, with an impressive entrance/reception area. The specification includes gas central heating and a suspended ceiling with fluorescent strip lighting.

The premises are suitable for a variety of light industrial, storage, or trade counter uses, subject to the necessary consents.

Location

Central Workshop is situated just off Longworth Road in the well-established industrial area of Horwich, Bolton. The property forms part of a cluster of light industrial and workshop units serving local and regional businesses.

Approximately 3 miles west of Bolton town centre, Close to Middlebrook Retail & Leisure Park, a major regional destination and within easy reach of the M61 motorway (Junction 6), providing direct access to: Manchester (approx. 20 minutes), Preston and the wider North West motorway network

The Property benefits from excellent road links via the A673 Chorley New Road as well as nearby public transport connections including Horwich Parkway railway station, offering regular services to Manchester and Preston.

The property is positioned within a mixed-use industrial and commercial locality.

Accommodation

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

Ground Floor Offices	1,043 sq ft
Ground Floor Warehouse	1,973 sq ft
1st Floor storage	796
Total	3,812sq ft

Rent and Lease Terms

£25,000 Per annum payable monthly in advance and exclusive of all other outgoings. On a full repairing and insuring lease for a term to be agreed.

Price

On application

Planning Use

Use Class E - Light Industrial uses. Alternative Use may be considered subject to planning consent

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £12,750

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

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