

# TO LET

**INDUSTRIAL WORKSHOP / STORAGE UNIT**

**507.21 SQ M (5,438 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)

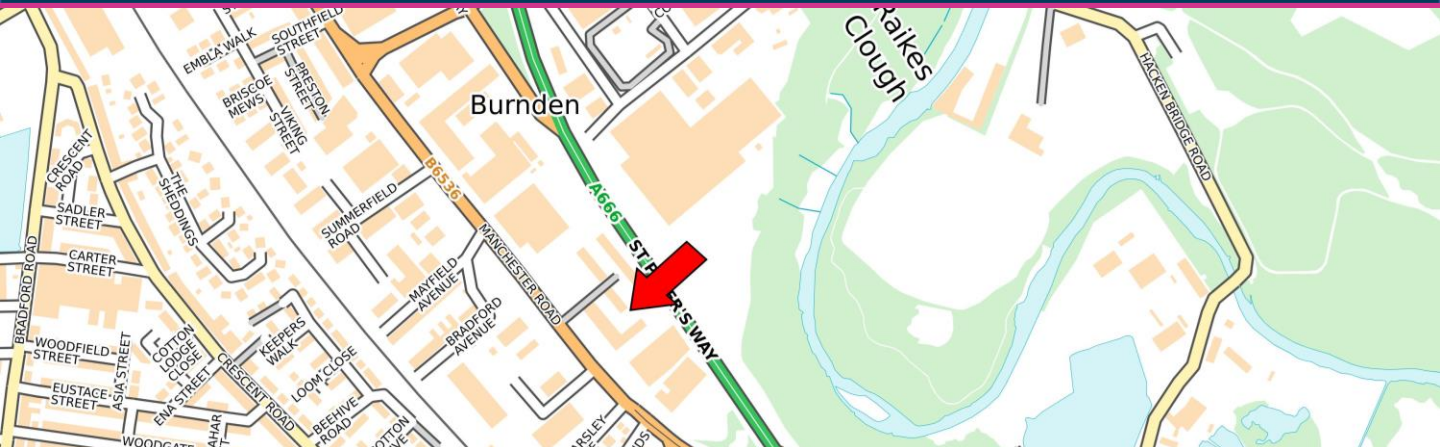


**UNIT 63**  
**FLEXSPACE**  
**MANCHESTER ROAD**  
**BOLTON**  
**BL3 2NZ**

**£34,950**

Per annum

- Workshop unit of modern construction
- Roller shutter/electric sliding door access
- On site facilities include meeting rooms with broadband and visitor car parking
- 3-phase electricity supply
- £34,950 per annum
- On-site car parking – yard area (approx. 2,700 sq ft) is available subject to agreement
- Greggs, Subway and McDonalds are conveniently located directly opposite.
- **No Motor Trade or Food Uses**



### LOCATION

The property forms part of the Flexspace development, which is prominently located upon Manchester Road (B6536), which is a main thoroughfare in and out of Bolton Town Centre and which leads directly onto the A666 St Peter's Way and in turn the national motorway network. Bolton Town Centre is located 0.8 miles (1.3 km) northwest of the subject property.

The property is located in a mixed-use area, with the Manchester road frontage being populated by a mix of local retailers and national operators such as Asda supermarket, Halfords, McDonalds and a number of large car dealerships.

### DESCRIPTION

Unit 63 forms part of the wider Flexspace development. The unit is of a modern steel portal frame construction together with good sized roller shutter loading doors and electrically operated, sliding pedestrianized access doors.

The unit includes a substantial mezzanine first floor level, which is accessible via a stainless-steel staircase, but also benefits from a goods lift.

Internally, the ground is majority open plan in nature, although there are steel sanctions from the mezzanine.

The configuration of the unit may be altered subject to agreement.

Externally, there are good loading facilities with on-site car parking for 3 vehicles and visitor car parking.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description	SQ M	SQ FT
Ground Floor	258.65	2,784
First Floor	246.56	2,654
<b>Total</b>	<b>507.21</b>	<b>5,438</b>

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £22,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of years to be agreed.

The asking rental is £34,950 per annum.

### SERVICES

The mains services connected to the property are water supply, electricity supply and of course, mains drainage. Please note that none of the service installations or appliances have been tested.

Broadband is provided at an extra cost via the Landlord's service which provides speeds up to 100MB.

### SERVICE CHARGE

The Service Charge is currently fixed at £0.60 per sq ft. Further details available upon request.

### VAT

VAT is applicable.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Andy Kerr  
Email: akerr@lambandswift.com

Contact: Casey Hartley  
Email: chartley@lambandswift.com

Lamb & Swift Commercial  
179 Chorley New Road  
Bolton  
BL1 4QZ





