

# TO LET

**HIGH QUALITY INDUSTRIAL &  
WORKSHOP UNIT**

**90.28 SQ M (972 SQ FT)**

**Lamb & Swift**  
Commercial Property

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



**UNIT 5  
SPRING STREET BUSINESS PARK  
SPRING STREET  
BOLTON  
BL3 6NX**

**£10,500**  
Per annum

- High quality industrial and workshop unit
- High specification (suitable for storage & distribution uses, online retail etc.,)
- Entry level units, ideal for start-ups
- Convenient central Bolton location
- 24 hour access
- Easy access to the M60/M61/M62 motorways
- £10,500 per annum

### LOCATION

The Business Park is located within an established, predominantly industrial use area in south Bolton, off St Marks Street/Lever Street and is surrounded by a number of workshops/warehouse/mill premises, all of differing ages/construction. There are a number of other commercial occupiers nearby, including some larger national occupiers such as Tool Station, Parcel 2 Go, Speedy Hire and Peugeot, along with many local occupiers and businesses.

Transport links to and from the property are very good and access to Manchester Road (B6536) is within approximately ½ mile north east of the site, providing immediate access to the A666 St Peters Way and subsequently the National Motorway Network.

### DESCRIPTION

A majority brand new industrial complex built on a rectangular shaped site with independent access from Lever Street and St Marks Street. Units 1-4 are refurbished (not brand new).

The unit benefits from a timber mezzanine and office at ground floor level.

The units have been constructed of a modern steel portal frame with profile pvc cladding to a height of 6m and a single loading door to the front elevation.

Mains water, drainage and electric will be provided along with a WC. A communal loading and parking area to the front of each unit and secure gate access will be provided.

Each unit has 2 x car parking spaces.

The units are ideal start-up workshop and suit light industry or storage and distribution operators.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 5	90.28	972

Consideration may be given to units being combined to suit larger requirements, although a preference is for the units to be let as 22 individual units for future proofing. The units are built as single units with division to be installed.

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of 3 years. The rental is £10,500 per annum exclusive.

### EPC

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

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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.

**All units benefit from 100% Business Rates Relief for qualifying businesses (where the property is your only business premises).**



### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### SPECIFICATION

- Single toilet and wash basin
- 3 double sockets
- 4 x Hi bay lights
- Fire alarm
- Insulated Electric Roller Shutter
- Insulated Front Door

**NOTE:** None of the available units have a 3-phase supply.

### SERVICE CHARGE & BUILDINGS INSURANCE

A service charge will be levied on the estate to cover the following items:

- External lighting
- Gate access and security
- Upkeep of common areas and landscaping
- Professional maintenance of the estate
- Landlords electric supply
- Drainage & Gritting
- Health & Safety audit
- Waste Management

This is estimated at £1.30 per sq ft for the first year and will be budgeted annually. The Tenants will also be responsible for a fair proportion of the Landlord's Buildings Insurance premium.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### LEGAL COSTS

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

### VIEWING

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

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**Contact:** Nathan Broughton

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