

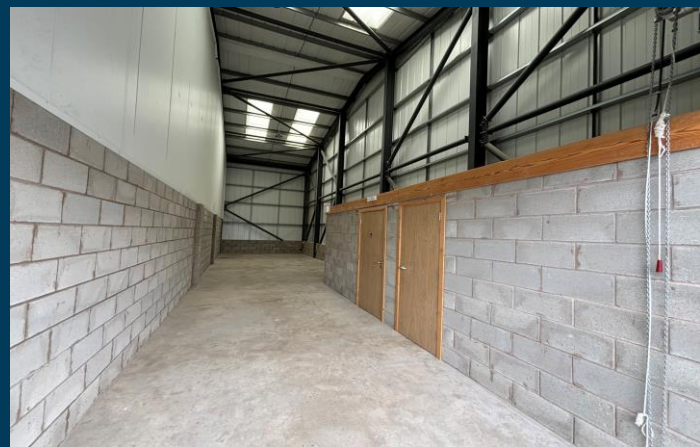
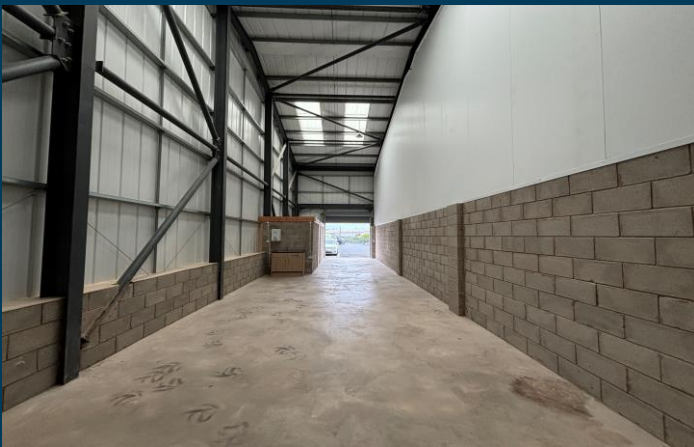
TO LET

MODERN INDUSTRIAL/WORKSHOP UNIT

82.13 SQ M (884 SQ FT)

Lamb & Swift
Commercial Property

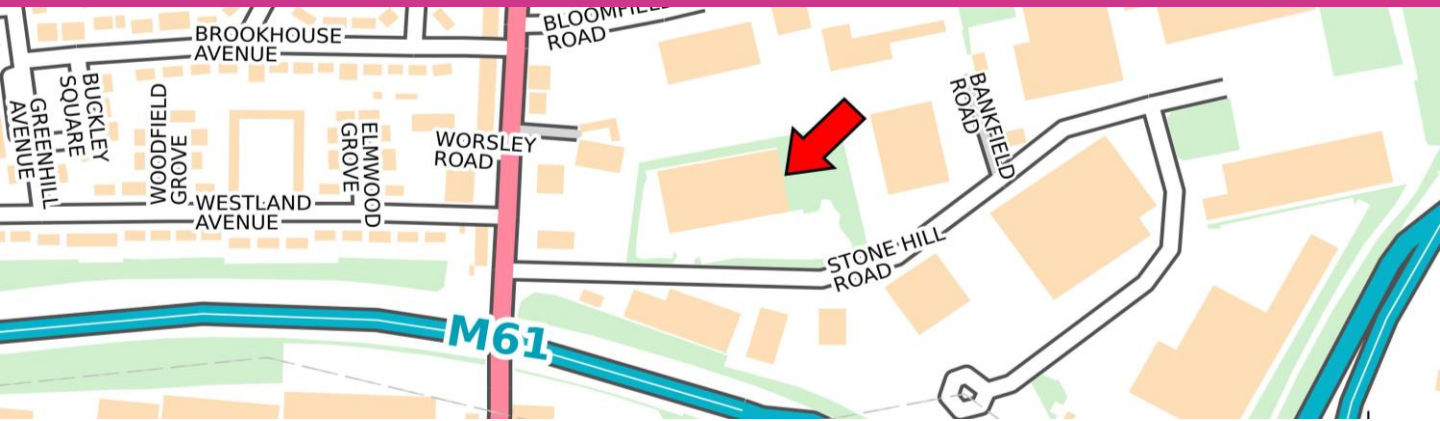
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UNIT 3
STONE HILL BUSINESS CENTRE
STONE HILL ROAD
FARNWORTH
BOLTON
BL4 9TP

£10,500
Per annum

- New units constructed in 2021
- High specification
- 100 m from the A575 Worsley Road
- Easy access to the M60/M61/M62 motorways
- 3 phase power supply
- Rental £10,500 per annum
- **No vehicle related uses**



LOCATION

The properties benefit from independent access directly onto Stone Hill Road, Farnworth only 100m from A575 Worsley Road.

Walkden Town Centre and Farnworth Town Centre are only 1 mile south and north respectively.

Access to the A666 St Peters Way is 1.25 miles north giving access to the M60/M61 and M62 motorways.

DESCRIPTION

A new industrial complex built in 2021, situated on a rectangular shaped site with independent access onto Stone Hill Road.

The units have been constructed of a modern insulated 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 3 phase electric is provided along with a WC and small office. A central loading and parking area to the front and secure electrical access gate.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT	RENTAL (Per Annum)
Unit 3	82.13	884	£10,500

Unit 3 is allocated 2 parking spaces on the estate.

LEASE TERMS & RENTAL

Unit 3 is available on a new Tenants effective Full Repairing & Insuring Lease for a term of years to be agreed.

The Rental is £10,500 per annum.

VAT

VAT is applicable, and will be charged at the prevailing rate.

EPC

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

SERVICES

The mains services connected to the unit are to include water, 3 phase 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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject Units have the rateable value of:

Unit 3 - £6,300

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.

SERVICE CHARGE

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
- Management of the estate
- Landlords electric supply
- Drainage
- Health & Safety audit

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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