

TO LET

INDUSTRIAL/WAREHOUSING UNIT

756.80 SQ M (8,144 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 8C
RIVERSDALE BUSINESS PARK
HACKEN LANE
BOLTON
BL3 1SJ**

£57,000
Per annum

- Industrial and warehousing unit
- Modular offices fitted internally
- Established industrial estate
- 2.5 miles from M61 Junction 3
- £7.00 per sq ft



LOCATION

The property is set within the Riversdale Industrial Estate, in an established industrial area at the western end of Darcy Lever and to the South of Bolton Town Centre.

The property has good transport links, being approximately 1 mile north of the A666 St Peters Way, which in turn connects with the M60 and M61 at the interchange 4 miles South of the property.

DESCRIPTION

The accommodation comprises an open plan storage/warehousing unit set within an established industrial estate, with loading area and parking to the frontage.

Internally, the space is open plan with modular offices to one corner.

The building is of steel portal frame construction, with solid concrete floors and roller shutter door within the front elevation.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 8C	756.80	8,144

LEASE TERMS & RENTAL

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

The rental is £57,000 per annum exclusive.

SERVICES

The mains services connected to the property to include water, and electricity supply.

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

VAT

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

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £21,250.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

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

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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Lamb & Swift Commercial

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