TO LET VARIOUS INDUSTRIAL UNITS FROM 1,837 SQ FT TO 7,710 SQ FT (170.66 – 716.28 SQ M)



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UNITS 3-7 BOLTON CENTRAL BUSINESS PARK NELSON STREET BOLTON BL3 2JJ

FROM **£14,700** PER ANNUM

- Recently refurbished industrial units
- Close proximity to local amenities
- Minimum eaves height 4 meters
- Communal WC and yard space

- Easy access to A666/national motorway network
- Recently refurbished exteriors
- Ample on site parking
- Rental From £14,700 per annum

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LOCATION

The business park is situated just outside Bolton's town centre on Nelson Street, the surrounding area offers a mix of residential and commercial properties.

The location is well-served by public transport and road networks. Bolton's train station is nearby, providing access to Manchester and other major towns in the area. The nearby M61 motorway connects Bolton with major cities like Manchester, Preston, and beyond, making it a strategic spot for businesses that require easy access to transport links.

DESCRIPTION

The available units vary in size but are all large single-story industrial/warehouse units with a steel portal frame and PVC profiled cladding elevations.

Internally, the space is open-plan and would suit a variety of uses, including manufacturing or distribution.

All have been recently refurbished and benefit from a new communal WC and shared yard area.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 3	716.28	7,710
Unit 4	651.71	7,015
Unit 5	170.66	1,837
Unit 6	283.17	3,048
Unit 7	336.87	3,626

VAT

VAT is applicable at the prevailing rate.

LEASE TERMS & RENTAL

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

DESCRIPTION	RENTAL	
Unit 3	£53,500 per annum	
Unit 4	£48,750 per annum	
Unit 5	£14,700 per annum	
Unit 6	£22,650 per annum	
Unit 7	£27,195 per annum	

SERVICES

The mains services connected to the property include water, 3 phase electricity supply and mains drainage.

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

SERVICE CHARGE

A service charge is payable to cover maintenance of the communal areas. Further details and a breakdown of the charge are available upon request.

BUSINESS RATES

A business rates valuation will be required upon occupation.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 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.

Important Notice

Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, feetnece to condition and necessary permissions for use and eccupation and other details are given without responsibility and any intending purchasers or lessues and do not constitute part of an offer of contract, b] All concretences of each of them, c] no present in the employment of Messes Lamb & Swift Connectical has any authority to make or give any representations of varianty whatseever in relation to this property.

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VIEWING

Strictly by appointment with one of the joint agents, Lamb & Swift Commercial or Turner Westwell Commercial Agents.

Telephone: 01204 522275

Contact: Lois Sutton Email: lsutton@lambandswift.com

Contact: David Isherwood Email: disherwood@lambandswift.com

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



Contact: Daniel Westwell Email: daniel.westwell@turnerwestwell.co.uk











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SITE PLAN





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