

TO LET

Lamb & Swift
Commercial Property

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VARIOUS INDUSTRIAL UNITS

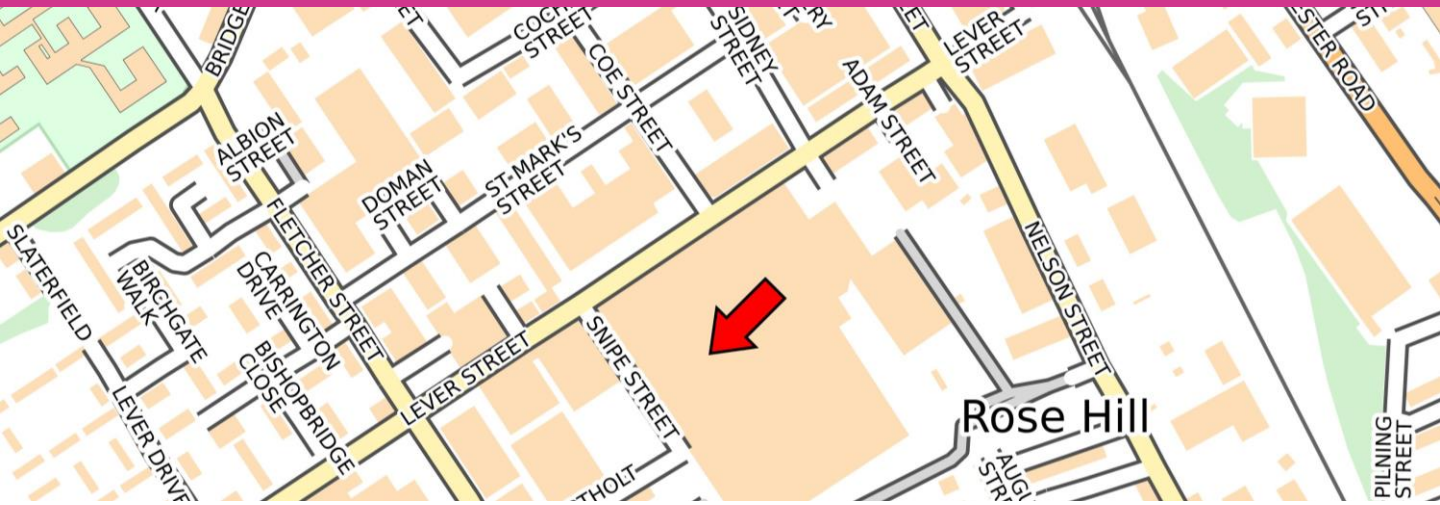
**FROM 1,837 SQ FT TO 7,710 SQ FT
(170.66 – 716.28 SQ M)**



**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



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.

VIEWING

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

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Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: David Isherwood

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SITE PLAN

