

# TO LET

**SUBSTANTIAL INDUSTRIAL UNIT**  
**7,188.64 SQ FT TO 77,378 SQ FT**

**Lamb & Swift**  
Commercial Property

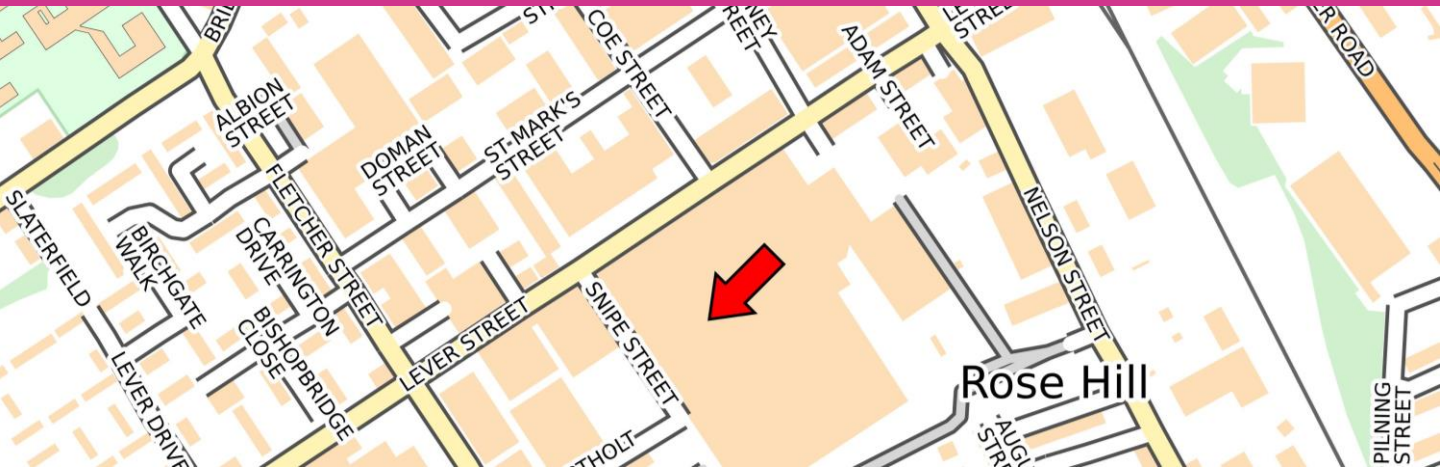
01204 522 275 | [lambandswift.com](http://lambandswift.com)



**UNIT 2**  
**BOLTON CENTRAL BUSINESS PARK**  
**NELSON STREET**  
**BOLTON**  
**BL3 2JJ**

**£450,000**  
**PER ANNUM**

- Self contained industrial unit
- Recently refurbished
- 3 and 5 tonne craneage and 3 phase power supply
- New eaves height offices
- Number of dock level access doors
- Easy access to A666/national motorway network
- Minimum eaves height 6 meters
- Ample on site parking
- Rental £450,000 per annum exclusive



### LOCATION

The business park is situated just outside Bolton's town centre on Nelson Street, the surrounding area being very much mixed use in character.

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 subject property is a large single-story industrial/warehouse unit with three steel portal frame bays with PVC profiled clad elevations and nine loading doors to the front yard.

Internally, the space is open-plan for manufacturing or warehouse use, benefitting from 3 and 5 tonne crange. The main warehouse has recently undergone refurbishment, including an integrated office area with a kitchen and staff WC's.

In addition to the front-facing loading area, there are roller shutter access points along the side and rear yard, providing ample servicing options.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Unit 2	7,188.64	77,378

### LEASE TERMS & RENTAL

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

The rental is £450,000 per annum exclusive.

### 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.

### VAT

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

### BUSINESS RATES

The property has yet to be assessed for Business Rates purposes and we would suggest that any interested parties make their own enquiries with the Local Authority and/or Valuation Office Agency.

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.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### 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](mailto:lsutton@lambandswift.com)

**Contact:** David Isherwood

**Email:** [disherwood@lambandswift.com](mailto:disherwood@lambandswift.com)

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

**Contact:** Daniel Westwell

**Email:** [daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

**Lamb & Swift**  
Commercial Property  
01204 522 275 | [lambandswift.com](http://lambandswift.com)

**TW** Turner Westwell  
Commercial Agents  
01207 441474 | [www.turnerwestwell.co.uk](http://www.turnerwestwell.co.uk)





## SITE PLAN

