

TO LET

**BRAND NEW MODERN
INDUSTRIAL/WORKSHOP UNIT**
84 – 840 SQ M (903 – 9,030 SQ FT)

Lamb & Swift
Commercial Property

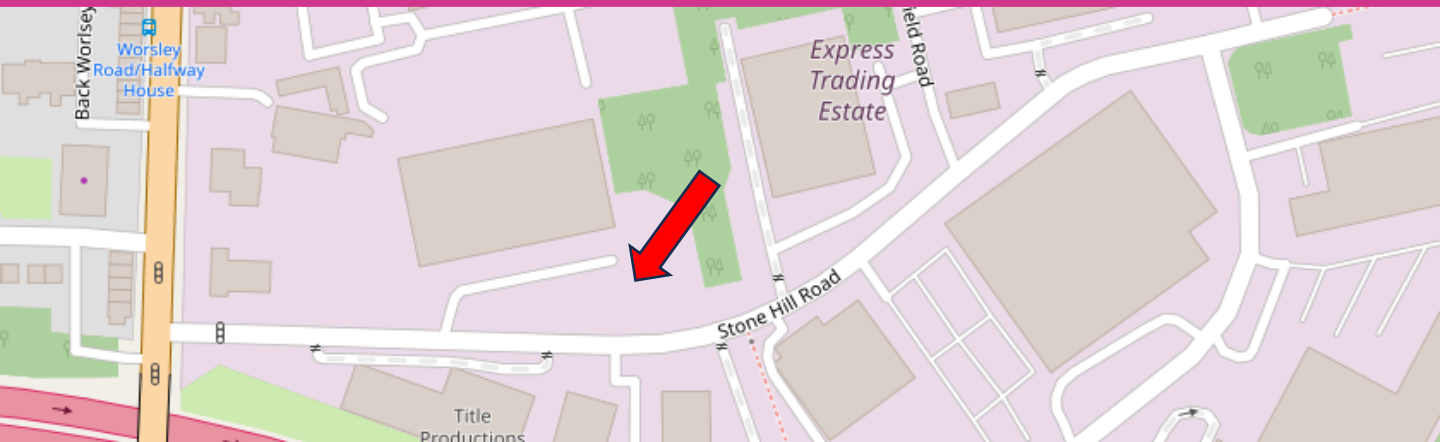
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**UNITS 1,3-6 CAUSEWAY PARK
EXPRESS TRADING ESTATE
STONE HILL ROAD
FARNWORTH
BOLTON
BL4 9FZ**

£9,950
Per annum

- Brand new industrial units
- High specification
- 100 m from the A575 Worsley Road
- Easy access to the M60/M61/M62 motorways
- Single phase power supply
- Electric roller shutter doors
- Available from May/June 2025
- Suitable for a variety of uses including trade counter
- Available subject to covenant strength



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 due to be completed end of May 2025, situated adjacent to the existing Stone Hill development with independent access onto Stone Hill Road.

The units will consist of a modern steel portal frame with insulated composite vertical metal cladding and profiled insulated metal roof. The units will comprise a single loading door and pedestrian access door to the front elevation.

Mains water, drainage and single 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)
Units 1,3-6	84	903	£9,950
Unit 2	84	903	LET
Unit 7	84	903	LET

LEASE TERMS

All units are available by way of Full Repairing & Insuring Lease for a minimum term of 3 years.

VAT

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

EPC

An EPC will be commissioned and a full copy of the report can be made available upon request once complete.

SERVICES

The mains services connected to the unit are to include water, single phase electricity and mains drainage.

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

BUSINESS RATES

Units will require a valuation to determine the rateable value.

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.

SERVICE CHARGE

A service charge will be levied on the estate to cover the following items:

- External lighting
- Electric gate access
- 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.

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 sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

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