

# TO LET

**Lamb & Swift**  
Commercial Property

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

## LIGHT INDUSTRIAL UNITS

1,624 SQ FT – 3,310 SQ FT  
(15.91 SQ M – 307.49 SQ M)



**VARIOUS UNITS  
ALBERT STREET INDUSTRIAL ESTATE  
ALBERT STREET  
HORWICH  
BL6 7AP**

**FROM  
£16,240  
PER ANNUM**

- Situated within a well-established industrial location
- Good links to Junction 6 of the M61 motorway
- 3.2 miles from Middlebrook Retail Park
- Ample on-site car parking
- Self contained accommodation with up and over roller shutter loading bays
- May suit a number of uses subject to planning permission
- From £16,240 per annum exclusive



**LOCATION**  
Albert Works Industrial Estate is located just off Albert Street, offering excellent links to the surrounding areas of Horwich.

The estate is situated approximately 6 miles from Bolton and is well-connected to both local and national road systems. The M61 motorway is just a short drive away, offering direct access to the M60 Manchester orbital motorway to the south-east and the M6 motorway to the north-west. Horwich and Blackrod railway stations are nearby, providing local rail links to Bolton, Manchester, and the surrounding areas.

**DESCRIPTION**  
The properties comprise single storey workshop units of traditional brick construction with and corrugated steel roof covering with roof lights.

The accommodation comprises majority open plan workshop space with access to the units via an electric roller shutter and there is also a pedestrian access door to the rear elevation.

Externally, there is a large communal tarmacadam yard which provides loading and unloading facilities to the premises.

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

DESCRIPTION	SQ M	SQ FT
Unit	150.91	1,624
Unit	151.66	1,632
Unit	166.57	1,793
Unit	307.49	3,310

**SERVICES**  
The mains services connected to the property to include water, 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 may be applicable, and if so, will be charged at the prevailing rate.

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

DESCRIPTION	RENT	SQ FT
Unit	£16,240	1,624
Unit	£16,320	1,632
Unit	£17,930	1,793
Unit	£30,000	3,310

**BUSINESS RATES**  
A new business rates valuation will be required for the units.

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 will be made available soon.

**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.

**SERVICE CHARGE**  
There is a service charge of £750 per annum and £900 per annum for building insurance.



## VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Contact: Lois Sutton  
Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

Contact: Kieran Sutton  
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