

# TO LET

Lamb & Swift  
Commercial Property

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**INDUSTRIAL UNIT / WAREHOUSE**  
**972.82 SQ M (10,471 SQ FT)**



**UNIT 6**  
**RIVERSDALE INDUSTRIAL ESTATE**  
**HACKEN LANE**  
**BOLTON**  
**BL3 1SJ**

**£59,000**  
**PER ANNUM**

- Suitable for storage or light industrial use
- Situated on a well established industrial site
- Unit to be refurbished ahead of letting
- Roller shutter loading access
- 2.5 miles from M61 Junction 3
- WC facilities and on site parking
- Rental £59,000 per annum



### LOCATION

The property is set within the Riversdale Industrial Estate, in an established industrial area at the western end of Darcy Lever and to the South of Bolton Town Centre.

The property has good transport links, being approximately 1 mile north of the A666 St Peters Way, which in turn connects with the M60 and M61 at the interchange 4 miles South of the property.

### DESCRIPTION

The accommodation comprises an open-plan storage/warehousing unit situated within an established industrial estate, with shared loading and parking available to the frontage.

Internally, the space is clear span and suitable for a variety of storage or light industrial uses. The unit also benefits from WC facilities.

The building is of steel portal frame construction, with brick elevations, solid concrete floors and a profile sheet roof incorporating translucent rooflights. Access is provided via a roller shutter loading door and additional pedestrian door within the front elevation. The roller shutter door measures approximately 4.24 m in height and 3.56 m in width.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	972.82	10,471

### LEASE TERMS & RENTAL

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

The rental is £59,000 per annum exclusive.

### SERVICES

The mains services connected to the property 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

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £16,000 from 1st April 2026.

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.

From 1<sup>st</sup> April 2026, the standard multiplier for all non-Retail, Hospitality and Leisure properties will change to 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

### EPC

The EPC rating for the property is B (39). 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 sole agents, Lamb & Swift Commercial.

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Contact: Lois Sutton

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

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