

TO LET

Lamb & Swift
Commercial Property

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SELF CONTAINED INDUSTRIAL UNITS

32.64 SQ M (351 SQ FT)

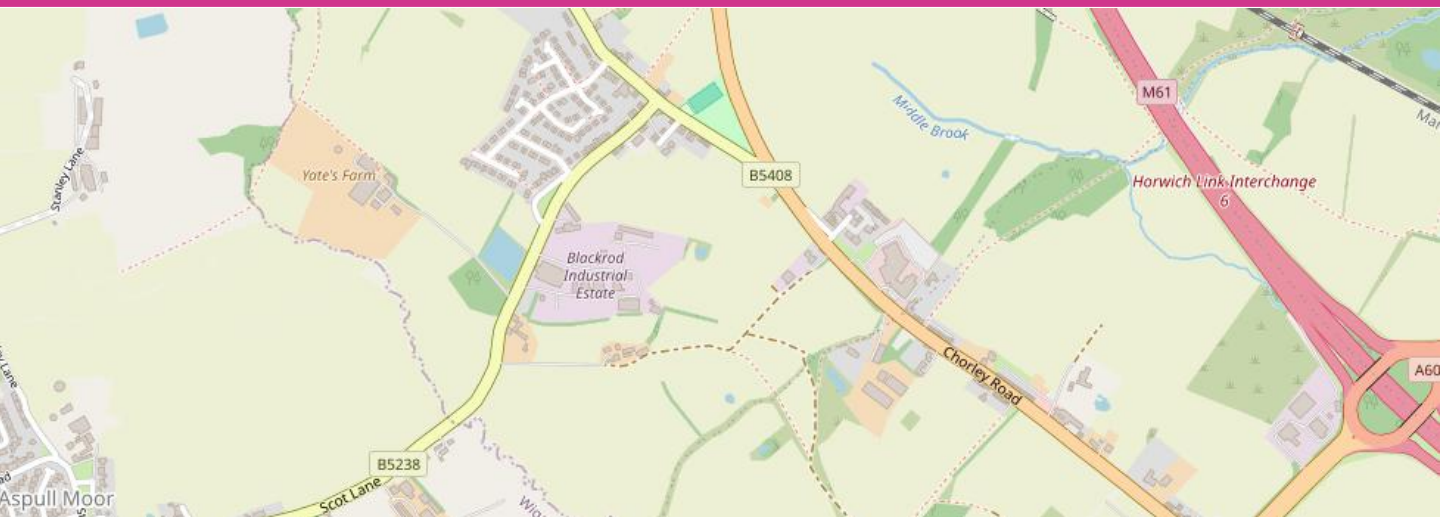
& 33.45 SQ M (360 SQ FT)



UNITS 14C & 14J
BLACKROD INDUSTRIAL ESTATE
SCOT LANE, BLACKROD
BL6 5SL

£6,500
PER ANNUM

- Suitable for a variety of uses – subject to planning permission
- Pedestrian door and manual shutter access
- Includes shared yard space
- Ideal for small businesses
- Well established business park with a good tenant mix
- Close proximity to the M61 motorway
- Flexible terms available
- £6,500 per annum, per unit



LOCATION

The unit is located within the Blackrod district of Bolton, approximately 7 miles west of Bolton Town Centre. It is easily accessed via the A673 Chorley New Road, with connections through the A6027 to the A6, or alternatively via the M61 at Junction 6. Wigan is situated around 4 miles to the southwest of Blackrod, with Chorley approximately 7 miles to the northwest.

Blackrod Industrial Estate occupies a prominent position on the southern side of Scot Lane (B5238), around one mile from Blackrod town centre.

DESCRIPTION

The available units comprise a steel portal frame industrial unit with clad elevations, benefitting from an electrically operated roller shutter and a pedestrian security door within the front elevation.

Internally, the properties provide for open plan storage/workshop space and benefits from a shared yard area to the front.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
UNIT 14C	32.64	351
UNIT 14J	33.45	360

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. The rental is £6,500 per annum exclusive.

VAT

VAT is not applicable.

SERVICES

The mains services connected to the property include electricity and water supply.

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

BUSINESS RATES

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

EPC

There are no EPC's for the units.

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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