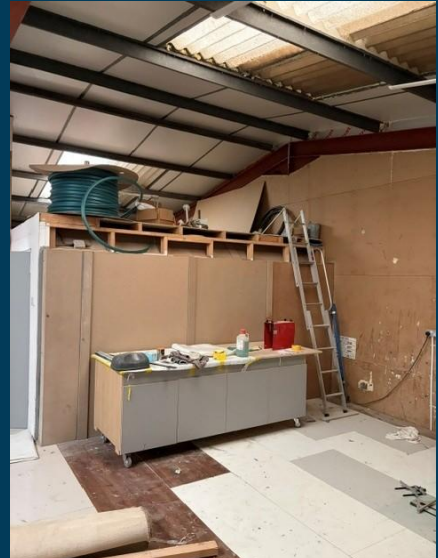
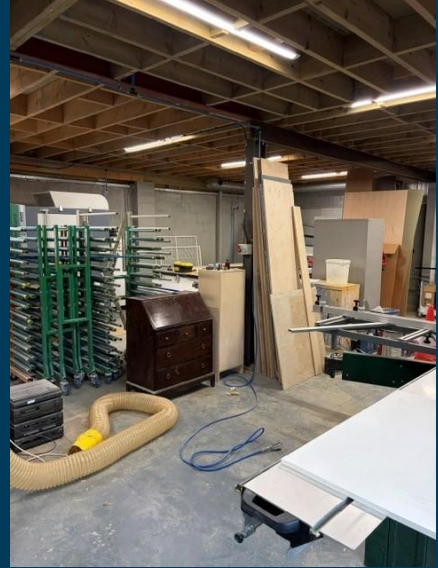


TO LET

Lamb & Swift
Commercial Property

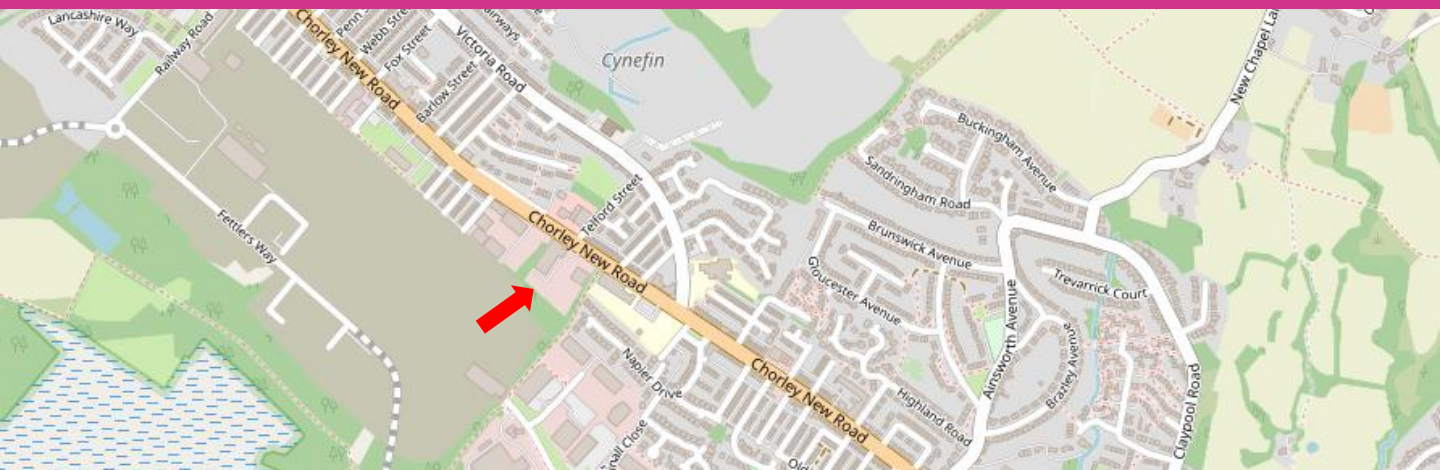
01204 522 275 | lambandswift.com

WAREHOUSE/MANUFACTURING UNIT
223.75 SQ M (2,300 SQ FT)



UNIT 5
STIRLING INDUSTRIAL ESTATE
HORWICH, BOLTON
BL6 6PU

- New 3-year or 5-year lease available
- Set on a popular estate fronting the A673 Chorley New Road
- Rateable Value is below the threshold for paying business rates.
- Includes a mezzanine storage area
- Two access roller shutter doors
- Available 1st October 2026



LOCATION

The property is located on the popular Stirling Industrial Estate fronting the A673 Chorley New Road in Horwich.

The area has excellent amenities close by, see attached location plan.

DESCRIPTION

A rectangular unit with two roller shutter loading doors both 3.83m wide and 5m high.

The unit is constructed of a steel frame with block and brick walls and profiled steel cladding to include the pitched roof.

The depth is 9.1m and width 12.5m. There is a solid concrete floor and a full cover mezzanine storage area at 2.65m height to the underside. There are WC's and a small kitchenette.

External loading and parking is available around the unit.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	113.75	1,224
Mezzanine	100	1,076
TOTAL	223.75	2,300

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for 3 or 5 years at a commencing rental of £12,500 per annum. Payable monthly in advance.

BUILDING INSURANCE

£320 for 2026.

VAT

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

SERVICES

The mains services connected to the property include water, gas, 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.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £8,400 from 1st April 2026. 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

An EPC has been commissioned, and we can confirm it has a rate of C. A full copy of the report can 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.

VIEWING

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

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Contact: Tom Wrigley

Email: twrigley@lambandswift.com

Telephone: 01204 522275

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



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

SITE PLAN

UNIT 5
STIRLING INDUSTRIAL ESTATE
HORWICH
BOLTON
BL6 6DU



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