



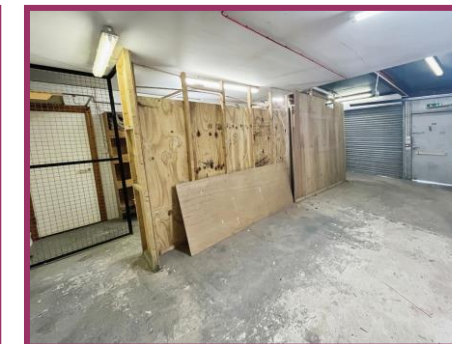
# Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**1-3 EDEN STREET, BOLTON, LANCASHIRE BL1 6NL**



- Offices/yard/workshop/storage
- Approx 2600 square feet
- Commercial property over three levels
- Close to a main arterial route
- Secure builders / trade yard



**Annual Rental of £30,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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TO LET and AVAILABLE NOW with new lease and negotiable terms, approximately 2600 square feet, is this office/workshop with secure enclosed yard. There are two storage/work areas to the ground floor, three offices to the first floor and a further two offices to the second floor. Externally there is a builders yard with secure gated access. This commercial property is located just off one of main arterial routes in Bolton and is within a short drive to the A666, St Peter's Way, which gives access towards Manchester, M60 and the M62. The property is gas central heated with double glazing and presented to a very high standard. EPC: C TO LET via Cardwells Commercial Lettings Bolton. For further information contact ourselves Tel: 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Storage room:** 39' 7" x 15' 11" (12.06m x 4.86m)

**WC:** 6' 8" x 2' 10" (2.03m x 0.87m) Ceiling light point, WC.

**Loading bay:** 26' 8" x 17' 0" (8.12m x 5.19m) Ceiling light points, electrical sockets, roller shutter door, security door.

**First floor:** Stairs leading to a second floor office and door leading into the Reception Area.

**Reception area:** Ceiling light points, electrical sockets, double glazed window. Stairs leading to a second floor office.

**WC:** WC, wall mounted boiler, pedestal sink, extractor fan.

**Kitchen:** Fitted wall and base units, space for a fridge, ceiling light point, electrical sockets.

**Office:** 12' 7" x 6' 8" (3.84m x 2.03m) Ceiling lights points, electrical points, double glazed window.

**Office:** 9' 6" x 7' 5" (2.89m x 2.26m) Ceiling light points, dual aspect double glazed windows, electrical points.

**Office:** Double glazed window, ceiling light point, electrical points.

**Second floor:**

**Office:** 15' 0" x 14' 6" (4.58m x 4.41m) Ceiling light point, double glazed window, skylight, electrical points.

**WC:** Ceiling light point, WC, sink.

**Office:** 15' 0" x 11' 7" (4.57m x 3.54m) Ceiling light points, electrical sockets.

**Office/pod:** 11' 7" x 5' 11" (3.53m x 1.81m) Ceiling light points, double glazed window, electrical points.

**Lease Term** The lease term is to be negotiated with the Landlord.

**Credit Check Fee** If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281 emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are

members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

