



## To Let - Modern Warehouse premises

Warehouse, Farnworth Business Park, 2 Gladstone Road, Bolton, Lancashire, BL4 7EH

3,990 ft<sup>2</sup> (370.67 m<sup>2</sup>)

- Prominent Location with good transport links
- Ready for immediate occupation
- Excellent Eaves Height of 7 metres
- Good access to the motorway network
- Secure shared yard
- On site car parking

## Description

Opportunity to lease a large and modern warehouse space. The detached industrial premises building is of steel portal frame construction underneath a pitched clad roof with brick and metal clad elevations.

The property also benefits from an eaves height of 7 metres, with electric roller shutter, concrete flooring, W.C, gas and 3 phase power. Whilst the yard area is secure it is to be shared with the neighboring unit.

## Location

The property is located on in a very prominent position along Gladstone Road in the Farnworth area of Bolton. The property is also well located for access to the A666 (St Peters Way) which provides access directly to the M60, Manchester City Centre and the wider motorway network. It is also well positioned for access to both Farnworth Town Centre and also Bolton Town Centre. .

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice Gross Internal Area basis (GIA)

Floor	GIA m <sup>2</sup>	GIA ft <sup>2</sup>
Detached Warehouse	370.7	3,990
Total	370.7	3,990

## Rent and Lease Terms

£35,000 Per annum exclusive of all other outgoings payable quarterly in advance.

The premises will be held on full repairing and insuring terms for a term to be agreed.

## Planning Use

Use Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

To be assessed upon occupation

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk



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