



## FOR SALE/ TO LET - Large Showroom and Modern Warehouse premises

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

10,108 ft<sup>2</sup> (939.03 m<sup>2</sup>)

- Prominent Location with good transport links
- Ready for immediate occupation
- Excellent Eaves Height of 5 metres
- Good access to the motorway network
- Secure yard
- On site car parking

## Description

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

The building provides large open plan show room with excellent frontage on to Gladstone Road, the showroom benefits from a suspended ceiling, LED lighting, air conditioning and on site parking to the front of the showroom.

There are first floor offices, which are open plan, with two partitioned private offices, along with a kitchen and storage. The warehouse, has an excellent eaves height of 5 metres to the underside of the haunch and 7.5 metres to the apex. It also benefits from a concrete floor, LED lighting, electric roller shutter, gas and 3 phase power. The secure yard will be shared with the neighboring warehouse

## 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>
Showroom	440.9	4,745
Warehouse	286.4	3,082
1 <sup>st</sup> Floor Offices	211.9	2,281
Total	939.03	10,108

## For Sale

£725,000

## Rent and Lease Terms

£65,000 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 221 030/07855773792  
john.fletcher@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these



