

To Let



# Refurbished High-Bay Industrial Unit

6,390 SQ FT (593.63 SQ M)

📍 UNIT 2, TONGE FOLD MILL, CLEGG STREET, BOLTON, BL2 6BL

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Refurbished high-bay industrial and workshop unit
- Re-cladded roof covering
- Maximum 6 metre eaves
- Concrete floor
- Energy efficient LED lighting
- 10% translucent roof lights
- Established location close to the A666 St Peters Way and Ring Road (A58)
- 3-phase power supply
- Ideal manufacturing unit
- On-site parking - to be allocated
- £37,500 per annum exclusive



## LOCATION

Tonge Fold Mill is located on Clegg Street, which itself is accessed from Romer Street via Tonge Old Road and Bury Road (A579).

Bolton Town Centre lies approximately 2km west, whilst Bury Town Centre is approximately 8km east of the property.

The unit benefits from convenient links to the A666 St Peters Way and in turn, the National Motorway Network. Tonge Fold Mill is located on Clegg Street, which itself is accessed from Romer Street via Tonge Old Road and Bury Road (A579).

## DESCRIPTION

Tonge Fold Mill comprises an established former mill complex which is currently undergoing extensive refurbishment. The available accommodation comprises a well presented, high-bay industrial and commercial unit, with an eaves height of approximately 6 metres. The is majority open-plan in configuration and would suit uses such as manufacturing, storage and distribution.

The unit has been re-clad to its roof covering. The estate road is to be re-surfaced by the Landlord.

Externally, the unit has loading access to the front and car parking for a limited number of vehicles will be allocated within the main yard.

**\*Please note that access for larger goods vehicles is restricted and we would recommend having a drive-by before scheduling a viewing of the premises\***

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Unit 2	593.63	6,390

### LEASE TERMS

The unit is available by way of a new Tenant's Full Repairing and Insuring lease, for a term of years to be agreed.

### RENTAL

Unit 2 - £37,500 per annum exclusive.

### VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

### BUSINESS RATES

The unit is set to be reassessed by the District Valuer on re-occupation. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

### SERVICES

The mains services connected to the property include water supply, electricity supply, gas supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

### LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

### EPC

An EPC has been commissioned. A fully copy of the report is available, upon request.

### VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

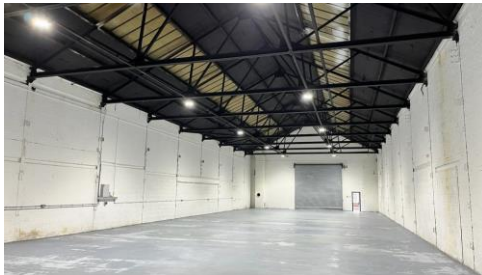
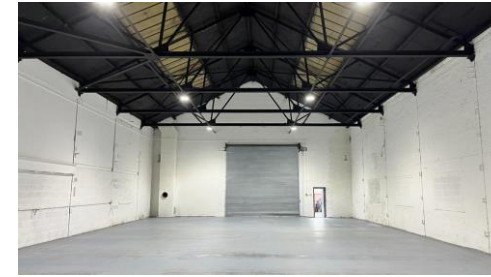
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