

To Let
May suit a range of
uses/occupiers



Warehouse/Industrial Unit/Trade Counter

8,839 SQ FT (821 SQ M)

📍 UNIT 15/16, THE MILL, BURY NEW ROAD, RADCLIFFE, BOLTON, BL2 6QE

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Turner Westwell
Commercial Agents

KEY FEATURES

- Located on a popular and established business park
- 821.16 sq m (8,839 sq ft) GIA
- Suitable for warehousing, industrial, manufacturing, storage/distribution and trade counter uses - may suit other uses, subject to planning permission
- Single storey unit with small office content
- 2 x loading doors set within front elevation
- Communal loading and parking to front of unit
- Minimum 4.6 metre eaves
- 3-phase power supply
- Immediate access onto Bury New Road (A58)
- Situated approximately 2.5 miles east of Bolton Town Centre and 3.25 miles west of Bury Town Centre
- New lease - available immediately
- £55,000 per annum exclusive



LOCATION

The Mill is a well established and popular Business Park, situated in a prominent position located off Bury New Road (A58), which is main arterial transport route linking Bolton and Bury. The estate is approximately 3 miles east of Bolton Town Centre and 4 miles west of Bury Town Centre.

The premises are positioned within a well-established industrial and commercial area serving both the local and wider regional markets.

Nearby uses include an established church which includes on-site cafe, trade counter, workshop and warehousing uses.

DESCRIPTION

Unit 15/16 comprises an extensive, single storey, terraced industrial/warehouse unit, extending to approximately 8,839 sq ft GIA. The unit has a steel frame construction, set beneath a pitched, cement asbestos sheet roof covering with a mix of blockwork, steel profile and stone and brick internal elevations.

Externally, the unit has low to medium height cavity brick external elevations, set beneath insulated aluminium profile cladding.

Internally, the unit is open plan and benefits from having 2 x 5 metre wide electronically operated roller shutter loading bays fronting the property and a minimum eaves height of 4.6 metres.

To the right hand side of the accommodation, there is a small, well presented single office/reception which incorporates a modern kitchen and accessible WC facility.

The unit would suit a variety of uses including general industrial, warehousing, manufacturing, storage and distribution, online sales and trade counter.

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 15/16	821.16	8,839

SERVICES

The mains services connected to the property include water supply, electricity 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.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£55,000 per annum exclusive.

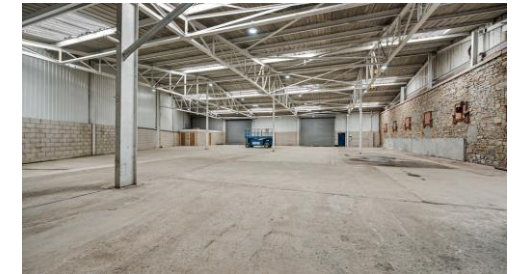
VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with Bury Council's Business Rates Department to satisfy themselves on the rates payable for the property.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.



USE

E-Class (Commercial, Business & Service).

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

VIEWINGS

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

Daniel Westwell | Joint Managing Director

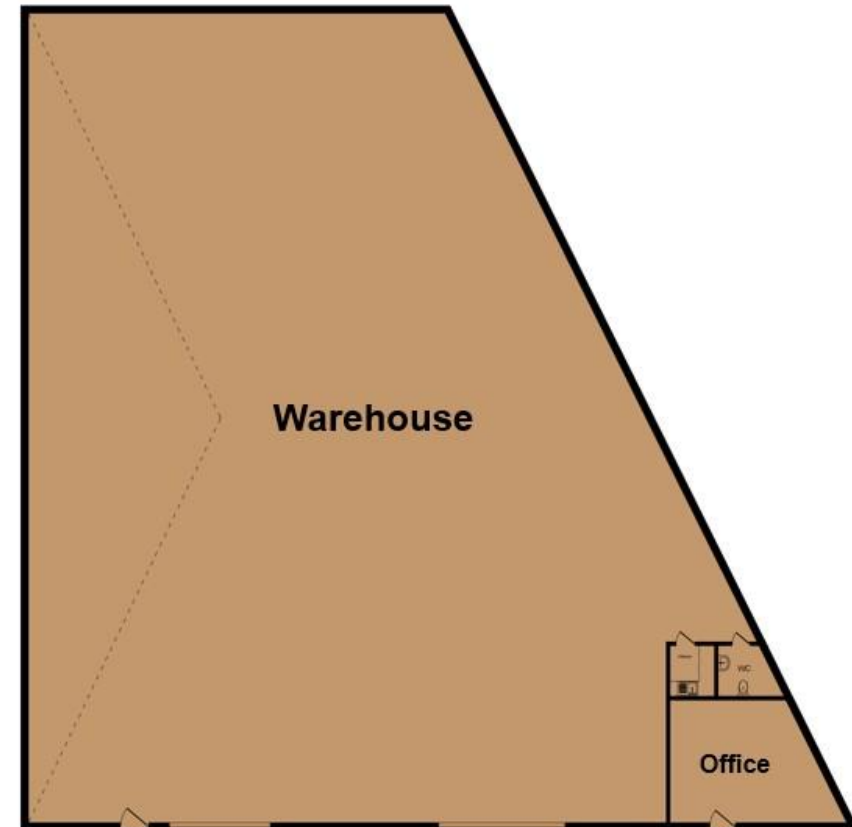
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Approx. Floor Area:
821.16 sq m (8,839 sq ft)

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given 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 Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.