

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01204 938880
www.tdawson.co.uk

TO LET



NELSON STREET BOLTON BL3 6NN

- Substantial manufacturing / warehouse property
- Craneage throughout
- Large external circulation areas
- 8,786 sq.m. (94,574 sq.ft.)

LOCATION

Situated off Nelson Street in a predominantly commercial area of the town approximately half a mile south of Bolton town centre.

Access to the national motorway network is via St. Peters Way (A666) which links to the M61 and M60 to the south of Bolton.

DESCRIPTION

Substantial industrial / warehouse unit of single storey construction. The main area is constructed in three steel portal frame bays with nine loading doors from the frontal yard area.

The building is clad externally in corrugated sheet metal to the walls. Internally open plan manufacturing / warehouse accommodation with an eaves height of approximately 6m.

To the rear of the main area is a further section which is currently utilised as a spray booth area. The spray booths can be removed if required. As well as loading to the main section from the front elevation there is further roller shutter access points along the side elevation and due to the large circulation areas access is also obtained from a rear yard.

Off the rear yard is also a canopied area for external storage.

ACCOMMODATION

Main production/warehouse area	7,306 sq.m.	78,643 sq.ft.
Rear spray booth area	1,480 sq.m.	15,931 sq.ft.
Total Gross Int Floor Area	8,786 sq.m.	94,574 sq.ft.
Canopied External Storage Area	774 sq.m.	8,331 sq.ft.

EXTERNALLY

Large circulation areas around the side. The main front yard for loading provides ample room for the largest of vehicles. Access will however be retained by the adjacent occupier for loading to their facility.

To the side of the property is car parking area for approximately 50 vehicles and to the rear is a further yard area which provides access to the canopied storage area and the rear loading door.

SERVICES

All mains services are available including a substantial three phase electricity supply. It is the prospective purchaser's/tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

CRANEAGE

Within each bay there are currently 3 cranes per bay. One is 5 tonnes with the remaining cranes being 3 tonnes. We are informed that all are in operation but are in need of servicing.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority

RATING

The property will have to be reassessed upon occupation an estimate can be provided if required.

RENTAL UPON REQUEST.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals. The landlord will also accept a schedule of condition to be annexed to the lease. The schedule to be at the tenant's costs.

VAT

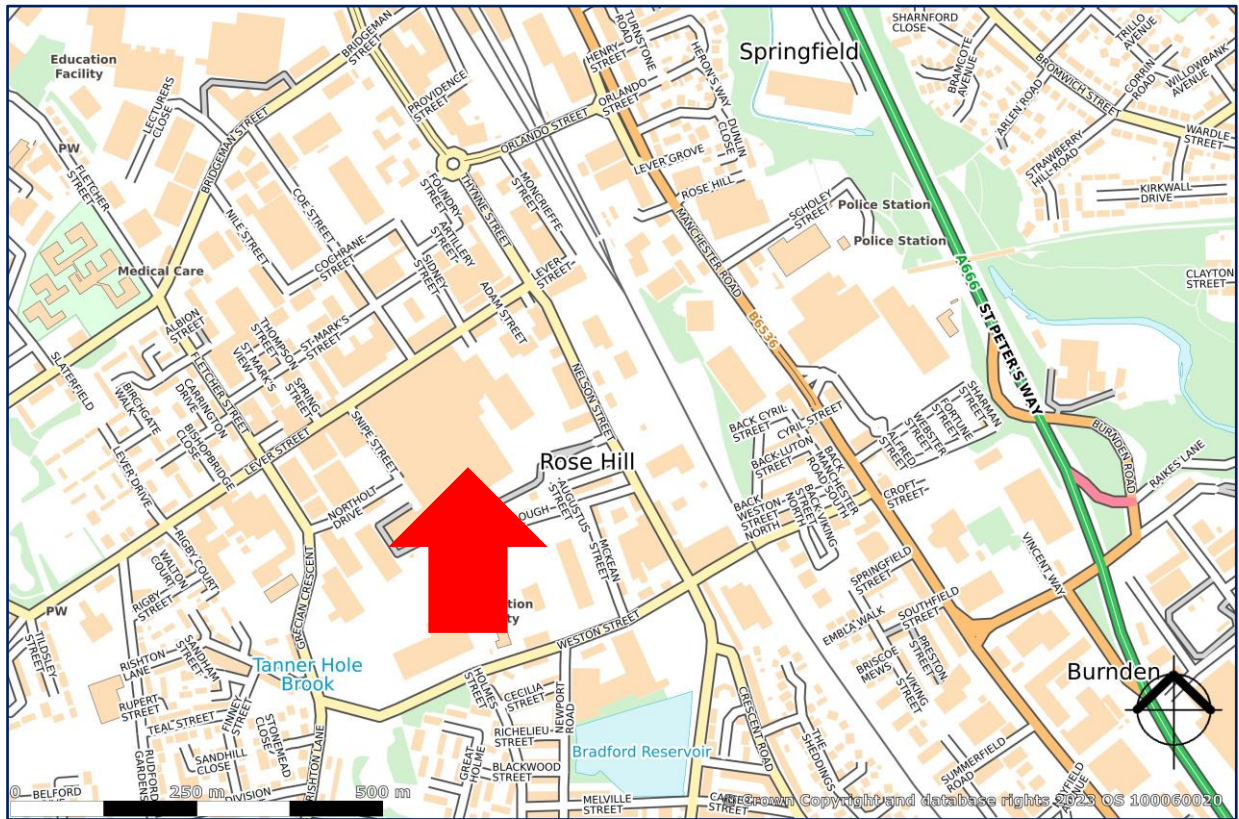
VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.



VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED

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