

TO LET

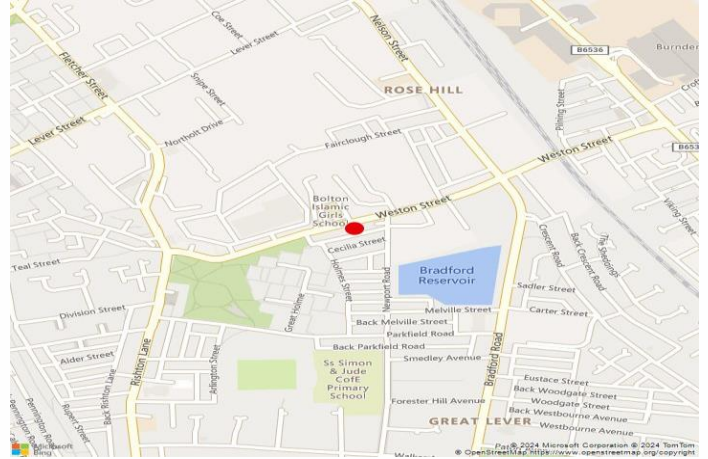


Units B & C - Hartford House, Weston Street, Bolton, Lancashire, BL3 2AW

Ground Floor Warehouse Premises
1,500 - 4,665 Sq Ft
(139.35 - 433.38 Sq M)

- Roller Shutter Access
- Open Plan
- Suitable For a Variety of Uses





Location

Hartford House/Works is situated off Weston Street via a gated entrance and shared service area. The works are conveniently positioned approximately ½ a mile west of St Peter's Way (A666) which connects onto the M61 dual carriageway approximately 2.5 miles to the south and half a mile south of Bolton town centre.

Description

Hartford House is a multi-tenanted former industrial mill site. Ground floor units in the corner of the site, with a shared entrance. To the front there is a roller-shutter and a separate personnel entrance.

Internally, the unit has a floor to ceiling height of 4.2m and is lit by ceiling mounted fluorescent strip lights. Services to the unit include three phase electricity, water and drainage.

WC provisions are located within the unit.

Accommodation

The units have been measured in accordance with the RICS Code of Measuring Practice to provide the following floor areas:

Unit B - 3,164.6 sq.ft. - (294 sq.m.)

Unit C - 1,500 sq.ft. = (139.37 sq.m.)

Asking Rent

Unit B - £16,000 per annum.

Unit C - £10,000 per annum.

Business Rates

Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon request.

VAT

All figures quoted are exclusive of VAT but may be subject to at the prevailing rate.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

25 March 2024