

UNIT 12, LODGE BANK INDUSTRIAL ESTATE, CROWN LANE, HORWICH, BOLTON, BL6 5HY



8,048 Sq Ft (747.66 Sq M)

- **NEXT DOOR TO HOWDENS JOINERY**
- **QUALITY INTERNAL TWO STOREY OFFICES**
- **SPACIOUS SECURE YARD**
- **EXCELLENT LOADING**



LOCATION

The property is located on Lodge Bank Industrial Estate, Horwich, approximately 3 miles North of Bolton Town Centre.

The estate is accessed via the B5238 Crown Lane, which runs between the A673 Chorley New Road, and the A6 Blackrod Bypass.

The former provides access to Junction 6 of the M61 Motorway, approximately 2 miles in distance away.

Lodge Bank is well established industrial estate, with good road and rail connectivity and the property neighbours Howdens Joinery.

DESCRIPTION

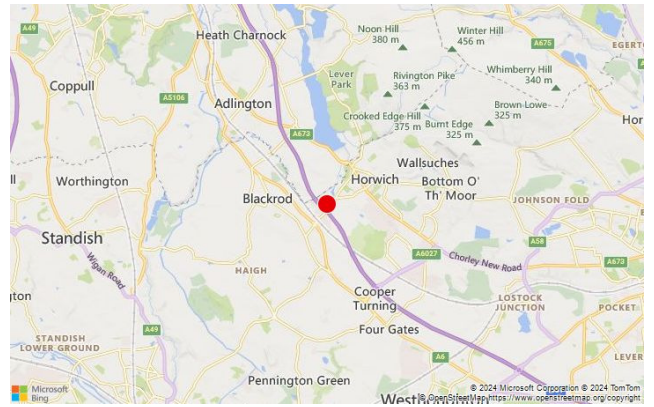
This detached industrial premises is accessed via a secure concrete yard, with demised car parking spaces. The property has a two storey brickwork office to the front, with a loading canopy connected, under which there is an electric roller shutter, providing access to the warehouse.

The industrial unit is a steel portal frame with blockwork to 2 metres and maximum loading height of 6.73 metres. Internally the premises are accessed via a personnel door leading to a reception area, with three W.C.'s and a kitchen, leading to a number of offices / store rooms on the ground floor, and thereafter the main warehouse.

The main warehouse is of steel portal frame construction with a concrete floor; LED lights; three phase power and gas air blower. There is also the benefit of a steel frame mezzanine for further storage. First floor offices are accessed via two staircases and there is a series of offices / meeting rooms that have all been recently refurbished. A large open plan office is to the front of the premises together with a kitchenette with fully fitted units. All offices are fully carpeted and benefit from suspended ceilings incorporating LED lighting, gas fired central heating and network cabling.

RENTAL

£65,000 per annum



ACCOMMODATION

	Sq. Ft.	Sq. M.
First Floor	1,825.12	196.56
Ground Floor Offices	1,800.69	167.29
Warehouse	3,945.61	366.56
Mezzanine	476.62	44.28
External Canopy	1,240	115.20
Total Area	9,288.04	862.89

(Measurements Gross Internal)

SERVICES

All main services are connected including three phase electric, gas and water.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

BUILDING INSURANCE

The landlord will insure the premises and recharge the cost thereof.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828

LEASE TERMS

By way of a new full repairing and insuring lease for a minimum term of 5-years.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the premises are described as Warehouse and premises and have an adopted rateable value of £43,500 per annum.

VAT

Rents where quoted are exclusive of, but will be subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents.

NOLAN REDSHAW

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

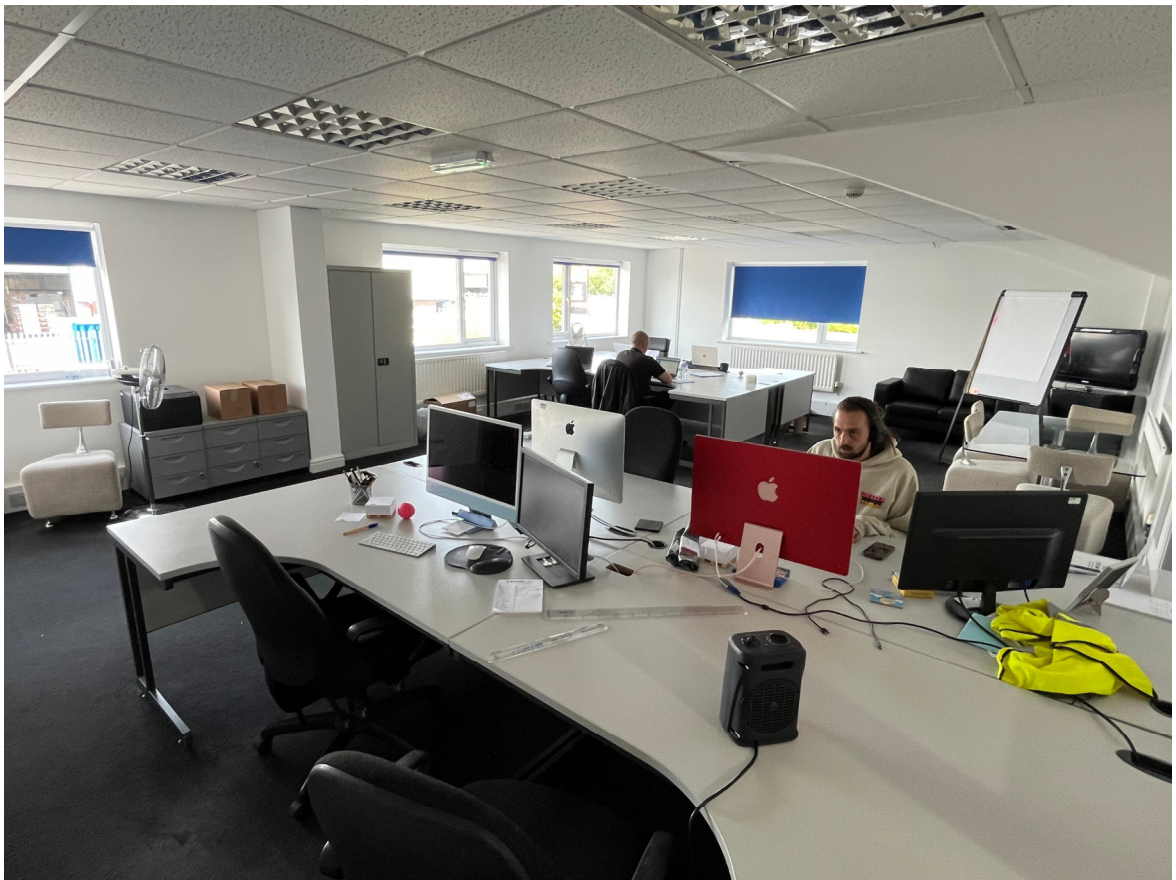
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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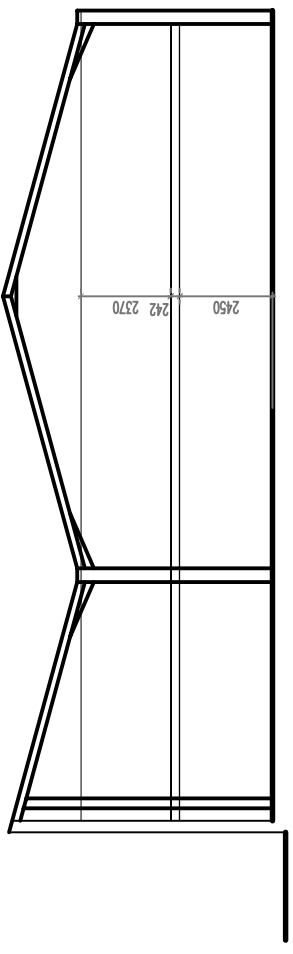


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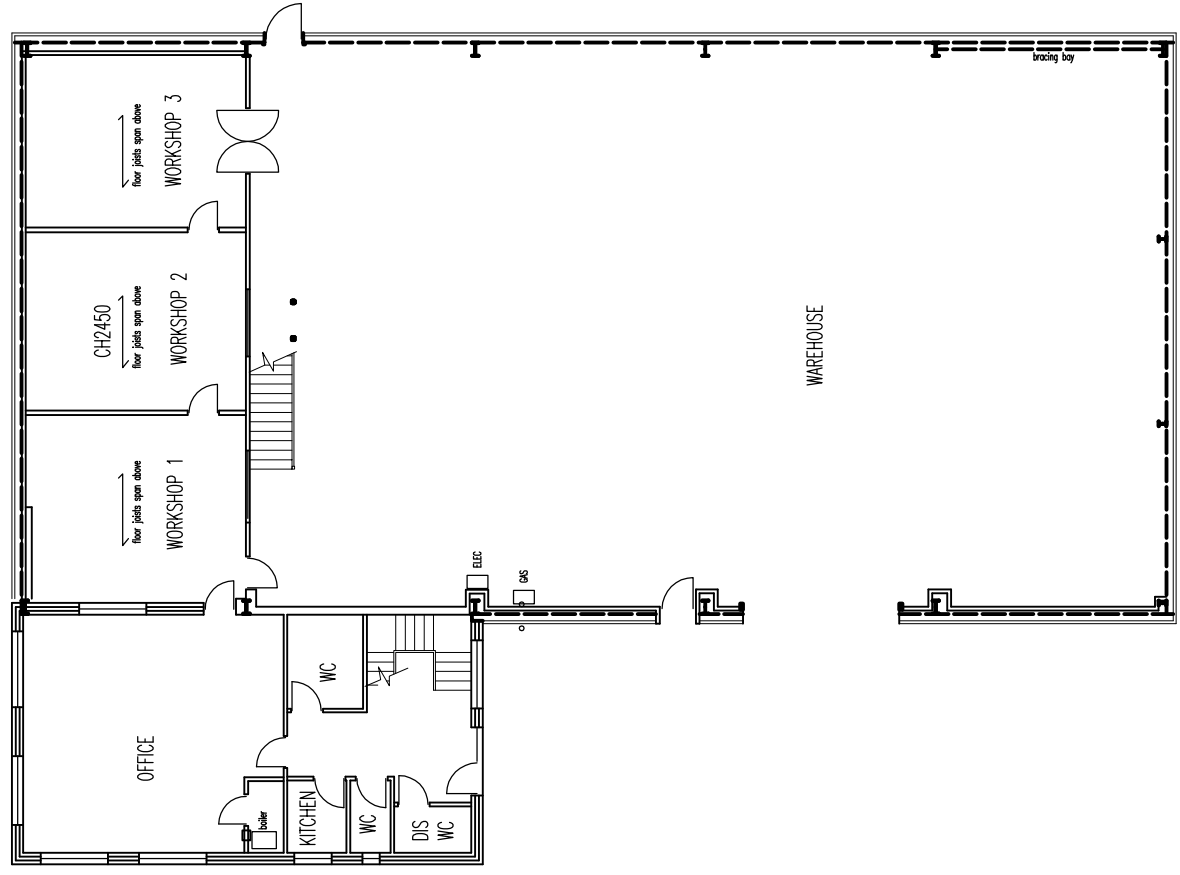




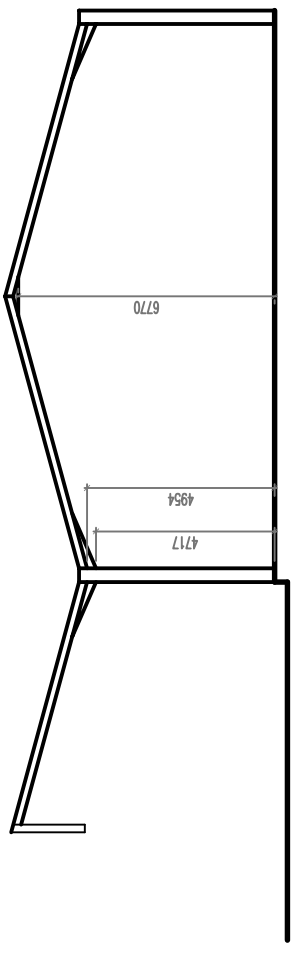
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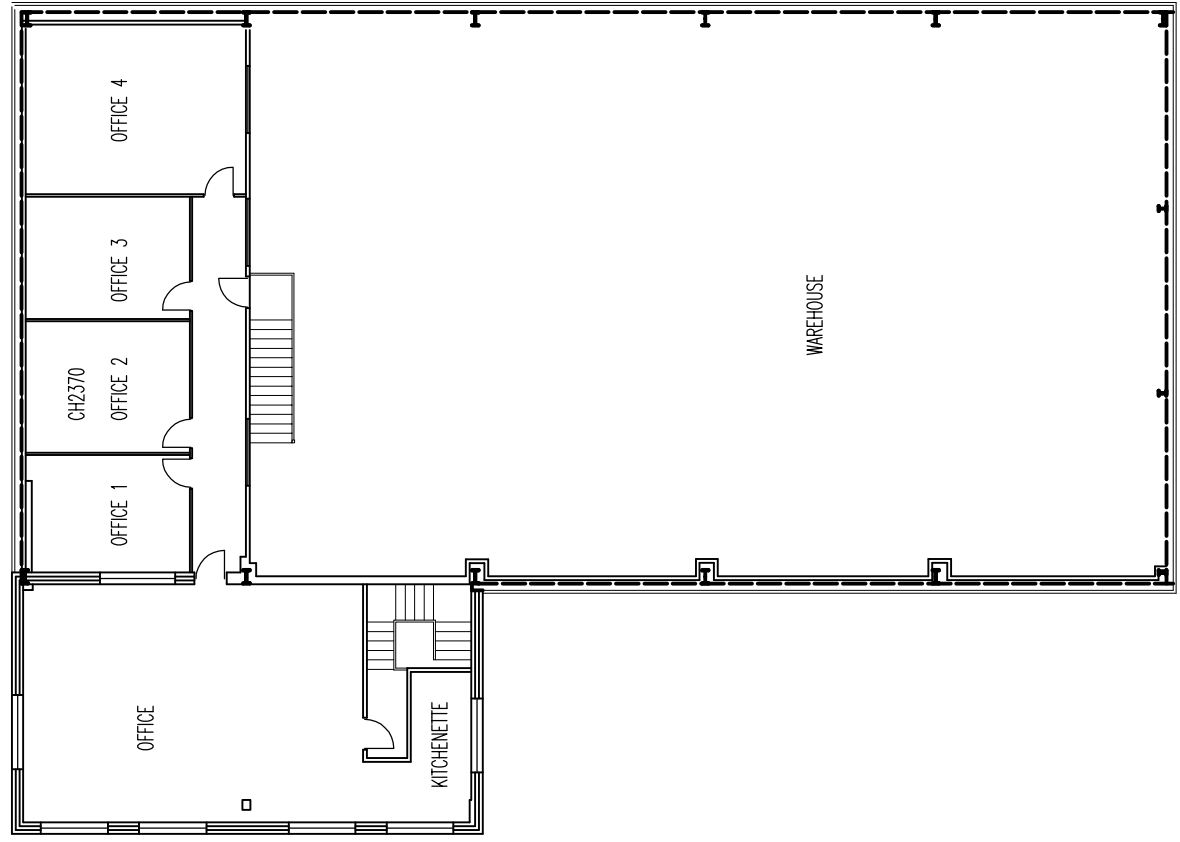
SECTION THROUGH OFFICES



GROUND FLOOR PLAN



SECTION THROUGH WAREHOUSE



FIRST FLOOR PLAN

EXISTING DRAWINGS

STRESS FREE PRINT
 UNIT 12
 LODGE BANK
 HORWICH
 BL6 5HY

Scale	1:200 @ A3	Drawing No.	
Date	23/09/14		
Dwg By	MA	Rev.	0142/01

FEASIBILITY