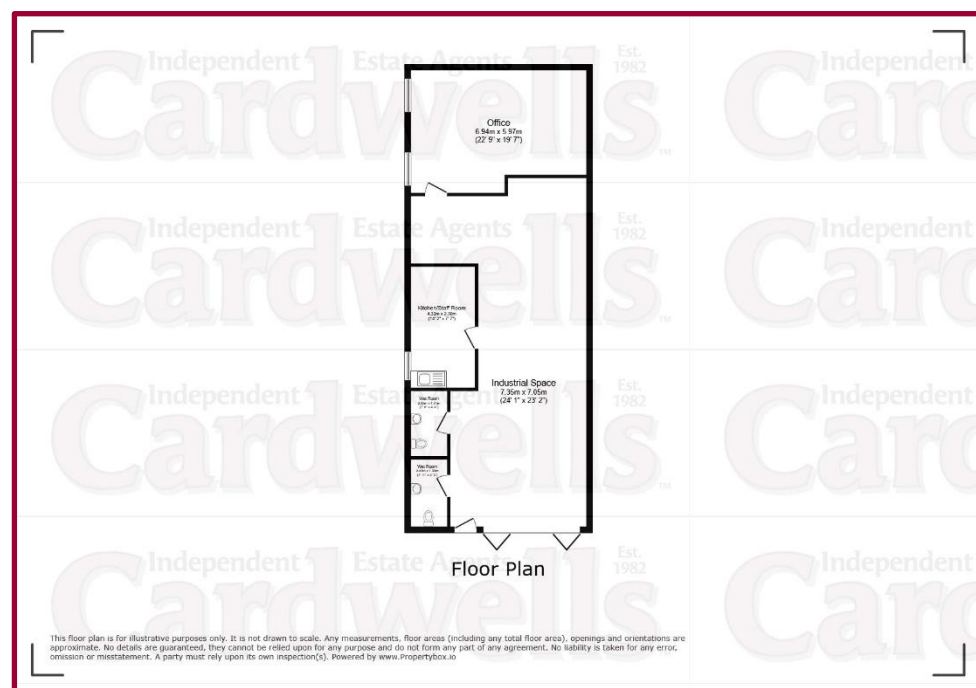


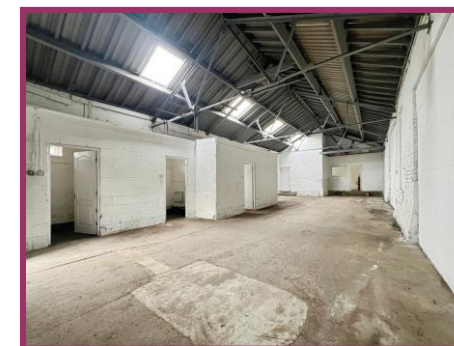
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UNIT 1A FISHBROOK INDUSTRIAL ESTATE ROSCOW ROAD, BOLTON, BL4 8NX



- Substantial Industrial Unit & Yard
- Gated yard circa 2,223 Sq Ft
- Building Approx 1,710 Sq Ft
- Vehicle access to main unit
- Bi fold vehicle access doors to front
- Generous multi person office space
- Ladies & Gents WC washrooms
- Kitchen / staff room. Available now!



£22,000 PA

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This is a rare opportunity to rent a generously sized industrial unit with multiperson office space, separate ladies and gents WC/washrooms and importantly is complete with a circa 2,223 ft.² gated yard to the side of the building. The brick building under a sloping roof may suit a variety of industrial and commercial uses (subject to planning approval of required) and is approximately 158.9 square meters / 1,710 square feet, with vehicular access from bi folding doors to the front to the main 17 meter work space, kitchen / staff room, separate washrooms and a generous company office space for approximately 6 six work stations or so. The gates yard to the side of the property gives the proposition a superb extra element, and really enhances the possible business uses. The location is superb being just a short drive away from the M60, Saint Peters Way, beautiful Local countryside, shops, residential areas rhythm easy access of: manchester, Salford, Bolton, Whitefield, Bury, Swinton et cetera. A viewing of this commercial property comes with our highest recommendations and can be arranged by calling Cardwells Commercial Estate Agents on 01204381281, emailing: lettings@cardwells.co.uk or visiting www.cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Main Industrial Working Space The main internal industrial working space is served by bifold vehicle access doors to the front allowing vehicular access to the space with a hardstanding concrete finish to the floor. The maximum Head height to the centre of the sloping ceiling is around 5.695 m with the height of the beams being 3.2 m from the ground. There is natural light from the roof windows, and the area is illuminated by six floodlights attached to the beams, there is an internal window with the office and two doors into the office space to the rear of the building.

Kitchen/Staff Room 14' 2" x 7' 7" (4.326m x 2.308m) Fitted matching drawers and base cabinets, stainless steel single bowl sink and drainer with mixer over, electric wall heater.

WC/Washroom One 8' 0" x 4' 3" (2.451m x 1.300m) Fitted with a white two-piece sweet comprising: jewel flush WC with soft clothes, toilet seat and pedestal wash hand basin, wall mounted electric heater, water meter and stop tap.

WC/Washroom Two 7' 8" x 4' 4" (2.33422m x 1.3313m) A white two piece sweet comprising: pedestal wash Hugh basin and jewel flush WC, wall mounted electric heater.

Office 22' 10" x 19' 7" (6.948m x 5.977m) Measured at maximum points. The office area to the rear of the building could comfortably provide enough space for around six workstations, built-in storage space, two windows to the side, three wall mounted electric heaters, we understand this room was decoratively refreshed in the summer of 2026.

External Gate Yard The overall approximate floor area of the gated yard is around 206.53 m²/2223 ft.² and his access via double steel access gates from the road which can provide vehicular access to the area. This is superb versatile space which may suit a variety of uses.

Rateable Value The rateable value will be paid to Bolton council and is rated at £8500 per annum.

Overall approximate floor area The overall approximate floor area is around 158.9 m²/1710 ft.².

Overall approximate floor area of the gated yard The overall approximate floor area of the gated yard is around 206.53 m²/2,223 ft.²

Viewings A viewing of this commercial property comes with our highest recommendations and can be arranged by calling Cardwells Commercial Estate Agents on 01204381281, emailing: lettings@cardwells.co.uk or visiting www.cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Lease Term The lease & term is negotiable on application with the landlord.

Credit Check Fee If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Thinking of selling or letting a property in Bolton? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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