



## Unit 2 Central Station Industrial Estate R/O 138-140, Bolton Atherton, Manchester, M46 9LF

£800 PCM

JonesPottsTaylor are pleased to present TO LET this newly refurbished, COMMERCIAL single story workshop / industrial unit. Located within a secured gated yard, in the sought after area of Atherton, close to major network and transport links including Atherton train station. The premises comprises of; a single story building, containing two workshop spaces, accessed by either a pedestrian or a roller drive-in loading door, all constructed under a new corrugated profile steel sheet roof. Externally to the front of the building is a car parking area which is secured by double gates and fenced along the perimeter. Viewings are highly recommended and will be required and under a viewing schedule.

- Versatile Unit Space
- Within Reach Of Major Network And Transport Links
- Secured Locked Yard With External Lighting
- Roller Protected Drive-in Loading Door

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



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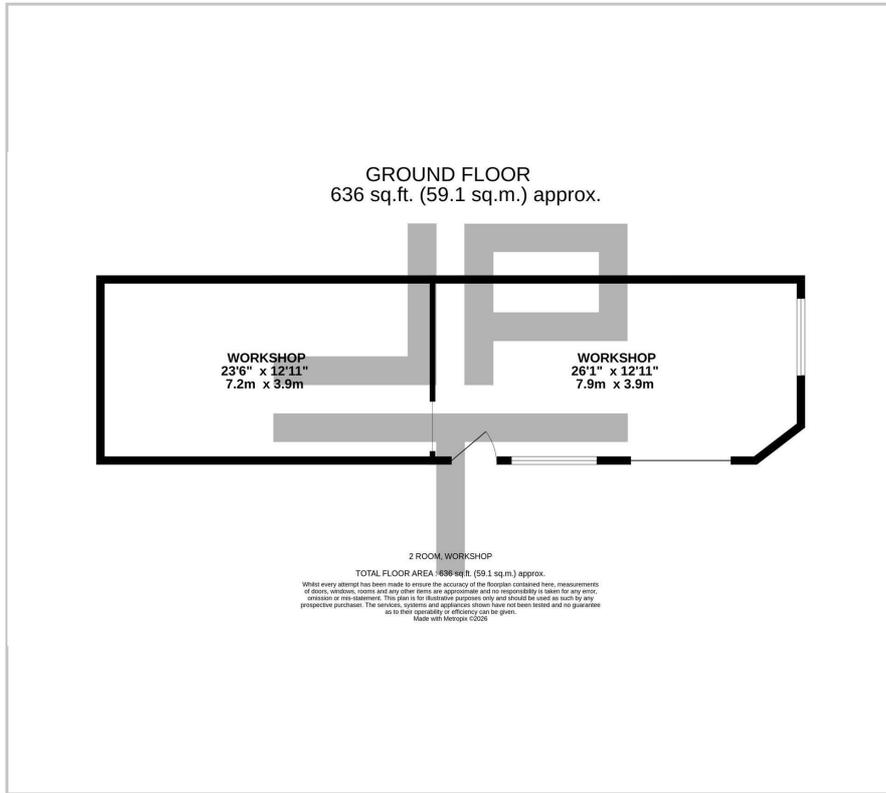
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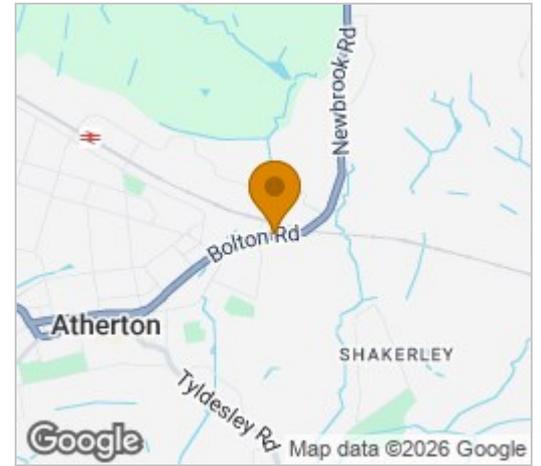
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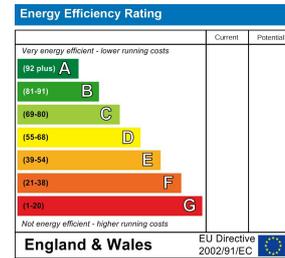
## Floor Plan



## Area Map



## Energy Efficiency Graph



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