



To Let Industrial/Workshops units with on site parking

Moses Gate Workshops, Manchester Road, Bolton, Lancashire, BL3 2QB

500 - 1,200 ft² (46.45 - 111.48 m²)

- Excellent Transport Links
- Prominent location just off the A666
- Ready for immediate occupation
- flexible lease terms available

Description

Moses Gate Workshops provide a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. Unit 2 and 3 have the benefit of a Mezzanine used as storage and partitioned offices. The eaves height in these units is 5.5m in part and 2.5 meters in the area underneath the Mezzanine

The units also benefit from concrete floor and manual roller shutter, W.C.s, 3 phase electricity, gas blowers in some of the units. They also have the benefit of on site car parking which is shared. The site is secured by a palisade perimeter fence at the entrance of the site.

Location

Mose gate is located just off Manchester Road Farnworth, a main arterial route leading to Bolton town centre, which is situated approximately 1.5miles north-west of the site. It is also close to Farnworth Town Centre.

The site has excellent access to the regional motorway network via the A666 (St. Peters Way) which connects to the M61 motorway and ultimately, the national motorway network. The nearest train station is located within walking distance at Moses Gate.

Accommodation

We understand the below units provide the following accommodation on a Gross Internal Area Basis.

Unit 2 – 1,200 ft²

Unit 3 – 1,200 ft²

Unit 9 – 500 ft²

Planning Use

The units are suitable for light worksops, manufacturing, storage and distribution. Motor trade or vehicle workshops are not permitted on the estate.

Alternative uses may be considered on their own merits along with any planning consents required.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Rent and Lease Terms

Unit 2 £8,000 Per annum

Unit 3 £8,000 Per annum

Unit 9 £4,000 per annum

The rent will be exclusive of all other outgoings including business rates and utilities and payable monthly in advance. The lease will be a new full repairing and insuring lease for a term to be agreed. The terms of the lease will be outside sections 24-28 of the Landlord and Tenant Act 1954 Part II. There will be a service charge payable for the upkeep of the estate further information will be provided for interested parties.

Interested parties will be required by Bolton MBC to complete an application form in order to assess suitability as a tenant including a credit check. A copy of the form will be provided on request.

Business Rates

Unit 2 Rateable Value £5,300

Unit 3 Rateable Value £5,300

Unit 9 Rateable Value £2,950

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher MRICS

07855773792

01204 525252

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