



## To Let various Industrial/Workshop units

**Tonge Bridge Workshops, Tonge Bridge Way, Bolton, Lancashire, BL2 6BD**

**810 ft<sup>2</sup> (75.25 m<sup>2</sup>)**

- Established industrial location
- Excellent transport links
- Flexible lease terms available
- Secure Gated yard area
- Open plan storage/workshop space

## Description

The Tonge Bridge Workshops provide a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. They provide open plan units with a concrete floor and manual roller shutter, W.C.s, 3 phase electricity, gas blowers in some of the units and an eaves height. They also have the benefit of on site car parking which is shared. The site is secure by a palisade perimeter fence.

## Location

The property is situated on the Tonge Bridge Industrial Estate off Bury Road, a major arterial route that links Bury with Bolton Town Centre. It is also in close proximity to the A666, which ultimately links to the regional motorway network.

This estate is popular for industrial and workshop occupiers due to its good transport links, site security and proximity to local amenities.

## Accommodation

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

Unit 1 – 810 ft<sup>2</sup>

Unit 2 – 810 ft<sup>2</sup>

## Rent and Lease Terms

Unit 1 £6,120 Per annum

Unit 2 £6,120 Per annum

Both the rents are 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.

## Planning Use

The units are suitable for light workshops, 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

## Business Rates

Unit 1 Rateable Value £4,900

Unit 2 Rateable Value £4,900

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

John Fletcher MRICS  
07855773792  
01204 221030  
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