

**Under
Refurbishment**

BOLTON



INDICATIVE PHOTOGRAPHY

INDUSTRIAL / WAREHOUSE UNIT

TO LET

43,878 ft² (4,076 m²)

www.ipif.com/blackrod

IPIF

BLACKROD INTERCHANGE
STATION ROAD, BOLTON, BL6 5JE



LOCATION

The premises are located in Blackrod, on Station Road (B5238), which lies just off the Blackrod By-pass (A6). There is easy access to the national motorway network via junction 6 of the M61 motorway which lies within 1.5 miles. Bolton town centre lies approximately 6 miles away and Manchester city centre 16 miles to the South East.

DESCRIPTION

The property comprises a mid-terrace warehouse / industrial unit that is undergoing a comprehensive refurbishment program. The unit is situated within a gated industrial estate with 24 hr security.

SPECIFICATION

- Steel portal frame construction
- 6m eaves
- Concrete floor
- 1 level loading door
- 4 dock level loading doors
- Designated car parking
- 24/7 onsite security with manned gate
- Opportunity for a secure yard

REFURBISHMENT WORKS

- Internal and external redecoration
- New services to be supplied
- Floor to be repainted
- New WCs
- New LED lighting

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT ID	M ²	FT ²	EPC
Total	4,076.3	43,878	C-71

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPC's are available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord



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