

To Let

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Unit 4, Riverside, The Valley, Bolton Workshop/Warehouse Premises 204.19 sq.m (2198 sq.ft.)



For further details
call us on:

**01204
377580**

- Modern End Terrace Workshop/Warehouse Unit
- Good Mix of Office and Warehouse Space
- Strategically Located at The Valley
- Excellent Communication Links
- Signage Opportunity to Rear of Property
- 3-Phase
- New Lease

Harewood House, Union Road,
The Valley, Bolton BL2 2HE

millfieldstates.com

Millfield
E S T A T E S

Unit 4, Riverside, The Valley, Bolton

All details subject to Contract

Millfield
ESTATES



Accommodation

In accordance with the RICS Code of Measuring Practice, (6th Edition) we have calculated the following Internal Area:

| | Sq.M | Sq.Ft |
|--------------------|--------|-------|
| Workshop/Warehouse | 204.19 | 2198 |

Services

All mains services are connected to the property. Please note that none of the service installations or appliances have been tested prior to marketing the property.

Rates

We understand that the property has a Rateable Value of £17,000. Interested parties are advised to verify this information with the Local Rating Authority.

Lease Terms and Rental

Unit 4 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Rent Payable- £18,000 per annum.

Service Charge

A charge is levied to cover the cost of management and maintenance of common site areas. Further details available on request.

VAT

VAT will be charged at the prevailing rate.

EPC

EPC Rating 98 (D)

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

All details subject to Contract.

Viewing

Strictly by appointment with Millfield Estates.

Contact:

Paul Dobson
01204 377580 or 07770 443517
pdobson@millfieldestates.com

Location

Riverside is a modern, strategically located industrial estate located within The Valley, approximately half a mile north of Bolton Town Centre.

The Valley leads directly onto the A666 St. Peters Way, and in turn the national motorway network (M60, M61, M62 and M6). Other Estate occupiers include Bespoke Design Glazing, The Stained Leaded Glass Co. and Bolton at Home.

Description

The subject property comprises a modern end of terrace workshop/warehouse unit of steel portal frame construction, steel profile clad with 10% translucent panels to the roof pitch to aid natural light. Internally, the unit consists of high quality workshop/warehouse accommodation together with excellent offices and WC at ground floor.

The unit benefits from an up and over loading door, a height to eaves of 4.70m and 3-phase electricity.

Millfield Estate (Bolton) Ltd.

Harewood House, Union Road,
The Valley, Bolton BL2 2HE
Tel: 01204 377580

DISCLAIMER

MESSRS MILLFIELD ESTATES (BOLTON) LIMITED for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of MESSRS MILLFIELD ESTATES (BOLTON) LIMITED has any authority to make or give any representations or warranty whatever in relation to this property.

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