

TO LET/  
FOR SALE

ARION

New Industrial/Warehouse Development in Bolton.  
29,956 sq.ft. / 2,783 sq.m.

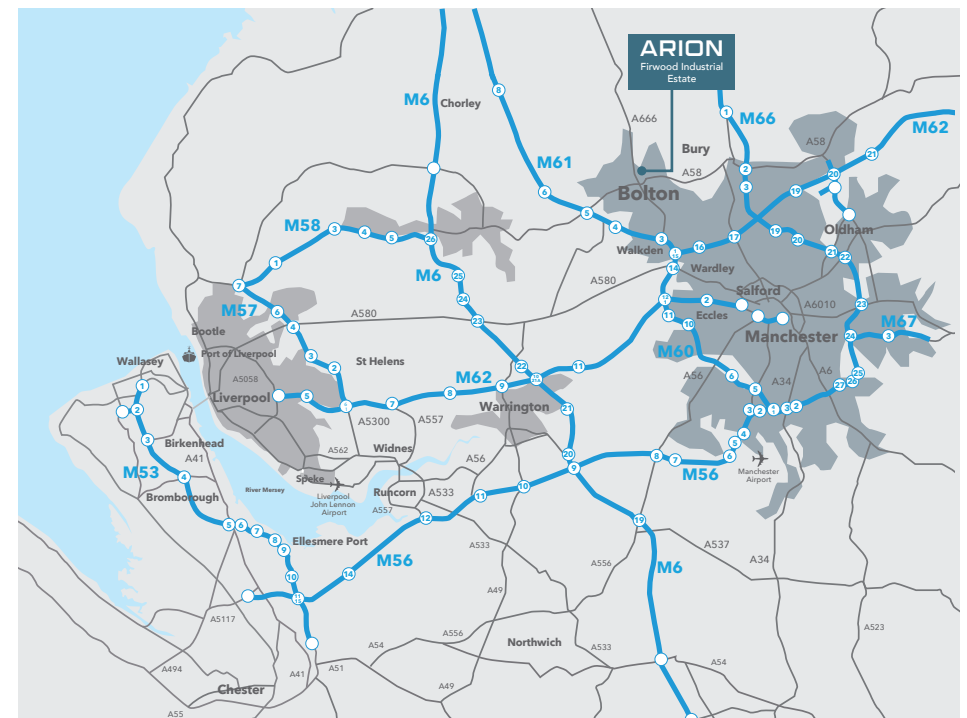


Computer generated image

# ARION

The proposed development lies within an established employment area which includes a Huws Gray Builders Merchants, Boxes & Packaging Ltd., and Hartech Automotive Ltd.

The site is easily accessed via tarmac surfaced road directly off Thicketford Road, Bolton, which in turn is only 0.5 miles from the A58 Crompton Way ring road.





TO LET/  
FOR SALE

ARION

## Description

A brand new detached industrial/warehouse facility with the following specification:

- 4 level, electrically operated loading doors
- Eaves height of 8 metres
- 300kVA power supply
- Concrete and tarmac external surfaces
- Extensive car parking with 3 disabled parking bays
- Internal offices including LED lighting, carpets, painted plaster finish and double glazed windows
- Scope for internal mezzanine
- Passenger lift to offices
- 15% Roof Lighting

Computer generated image



# ARION

The site plan shows a proposed building with a footprint of 1200 sq ft. The building is oriented diagonally on the lot. Key features and annotations include:

- Building Footprint:** A large rectangular structure with a central core area labeled "Core Area" and "Core Area Office". The building is surrounded by a "Grass" area.
- Site Dimensions and Orientation:** The lot is bounded by "Hwy 101" to the north and "Hwy 102" to the east. The building is oriented with its long side parallel to Hwy 101.
- Access and Egress:** A "Main Entrance" is located on the south side of the building. A "Ramp" is shown on the east side, leading to a "Parking Area" with 10 spaces. A "Ramp" is also shown on the north side, leading to a "Parking Area" with 10 spaces.
- Landscaping and Greenery:** The plan includes "Grass" areas, "Trees", and "Shrubbery". A "25m turning circle" is indicated on the east side of the lot.
- Other Features:** A "Storage Area" is located on the north side of the building. A "Bicycle Storage" area is located on the west side. A "Bicycle Storage" area is also located on the east side. A "Bicycle Storage" area is also located on the south side.
- Dimensions and Area:** The building footprint is 1200 sq ft. The lot area is 1200 sq ft. The building is oriented with its long side parallel to Hwy 101.

# TO LET/ FOR SALE

# ARION

## Services

Mains services are available to the development including 300kVA three phase electricity, gas, mains water and drainage.

## Energy Performance Certificate

An Energy Performance Certificate will be prepared once the building is practically complete.

## Rateable Value

The rateable value will be assessed on completion. Subsequently, interested parties should make their own enquiries with the Local Rating Department.

## Planning

Planning permission for B8 use has been granted under planning reference 11312/21. Use of the property for Classes E(g)(iii) and B2 are subject to an ongoing application to widen the current permitted uses. Subsequently, interested parties should make their own enquiries with the Local Planning Authority.

## Lease Terms

The building is available to lease on full repairing and insuring terms at an annual rent of £225,000.

## Sale Price

The freehold interest is available to purchase at a price of £3,800,000 ( Three Million, Eight Hundred Thousand Pounds)

## Timeline

Construction commencing May 2022.  
Projected completion Q2 2023.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## Legal Costs

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

## Contacts

Please contact the Agents for any further information or if you would like to arrange to view.



**Nick Swift**

T: 07967 221472  
nswift@lambandswift.com

**Daniel Westwell**

T: 07977 414497  
dwestwell@lambandswift.com