

To Let
Available Q4 2024



2 x New-Build Workshop/Trade Counter Units

939 - 1,878 SQ FT (87.20 - 174.40 SQ M) - AVAILABLE Q4 2024

📍 UNITS 1 & 2, EGERTON STREET, FARNWORTH, BOLTON, BL4 7ER

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Pre-let opportunity
- 2 x new-build workshop/trade counter units
- High quality units of modern construction
- Prominent location with visibility and signage opportunity from Egerton Street
- Suitable for a range of uses, including warehouse, workshop, trade counter, e-commerce, etc
- 5.1 metre minimum eaves
- Potential for mezzanine installation (offices, stores, etc)
- Insulated roof incorporating 10% natural roof lights
- Loading and parking available between the units
- Vehicular access gained from Gower Street (A575)
- Located on the fringes of Farnworth Town Centre
- Convenient access to A666 St. Peters Way & National Motorway Network
- Available Q4 2024 - as a whole (together), or individual units



LOCATION

The units are prominently located upon the west side of Egerton Street (A575). Egerton Street itself is a one-way thoroughfare between Albert Road (A575) and Bolton Road (A6053).

The units are situated on the fringes of Farnworth Town Centre and benefit from convenient transport links to the A666 St. Peters Way and in turn, the National Motorway Network.

The immediate area is a popular and established mixed-use area, but predominantly dominated by industrial, trade-counter and showroom uses.

DESCRIPTION

Comprising 2 x brand new, single storey identical units, each with a Gross Internal Area of approximately 87.20 sq m (939 sq ft) and maximum roof height of 6.4 metres (minimum eaves of approximately 5 metres).

The units have external facing red-brick lower elevations with composite, insulated wall and roof cladding above. The two units will front each other within the site, with parking, loading and turning between. Vehicular access to the site will be taken via Gower Street.

Internally, each unit has an open-plan workshop/warehouse area to the front and ancillary kitchenette and WC to the rear corner. The units are both designed to accommodate a mezzanine installation at a later date, if so required by a Tenant.

The frontage will comprise pedestrian entrance door, window and a roller shutter/loading door.

Full proposed plans are available on request, or to view on Bolton Council's Planning Portal (Planning Application Reference: 14409/22).

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 1	87.20	939
Unit 2	87.20	939
Total	174.40	1,878

LEASE TERMS

Pre-let opportunity. The units are available as a whole/together by way of a single Full Repairing and Insuring lease, or individually, subject to minor Service Charge provisions.

Practical completion is expected Q4 2024, with regular timescale updates to be provided by the developer/landlord.

RENTAL

Rent on Application. The units are available to let separately, or as a single lease for both units.

VAT

VAT is applicable and will be charged at the prevailing rate.

USE

B2, B8 & E(g) - Industrial.

Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council) to confirm their proposed use is planning approved.

BUSINESS RATES

Business Rates are to be assessed on practical completion/occupation. Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council).

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

LEGAL COSTS

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

EPC

EPC's will be commissioned on practical completion and copies of the full Reports will be available on request.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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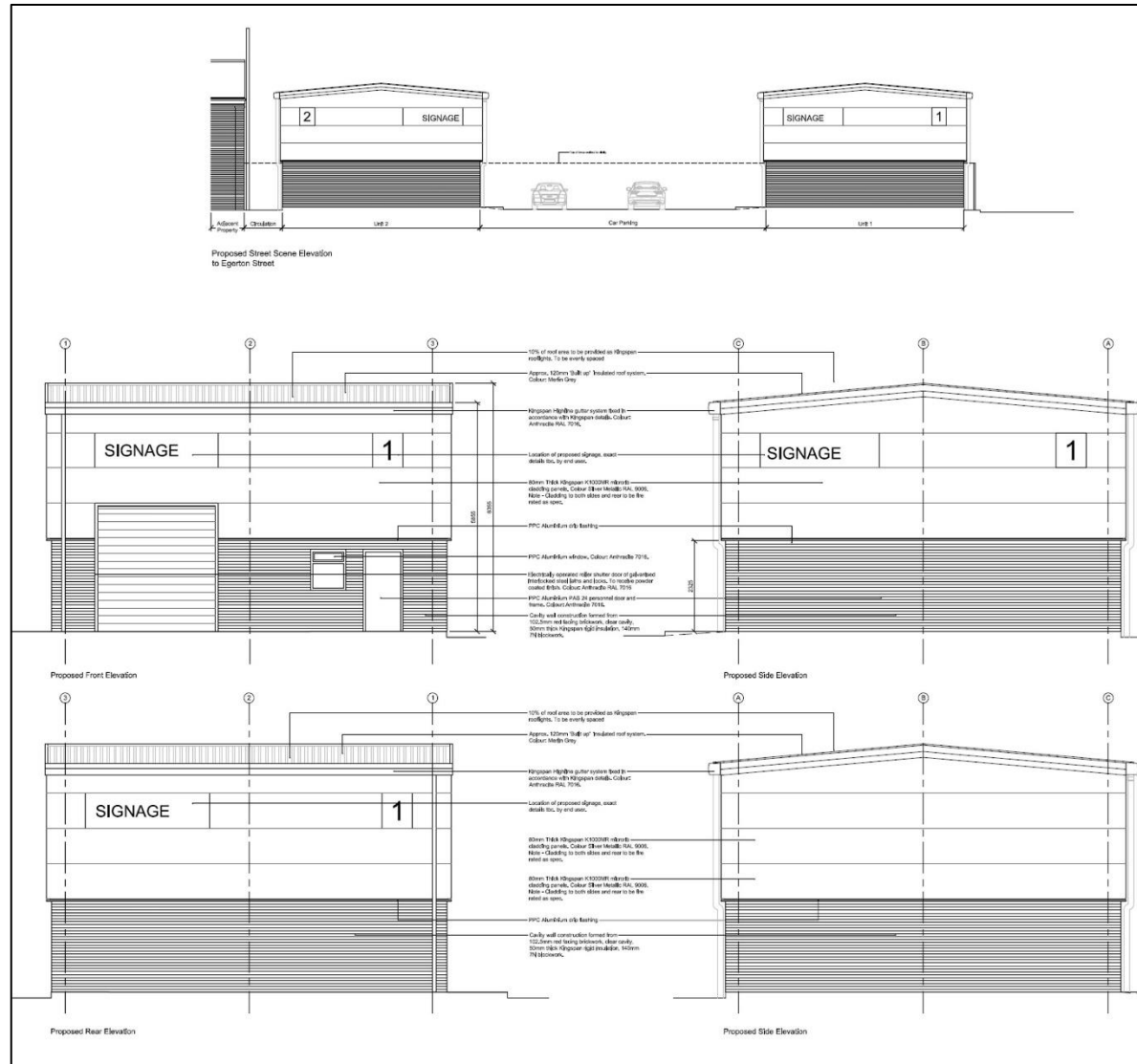
☎ 07799 644166 ✉ adam.westwell@turnerwestwell.co.uk



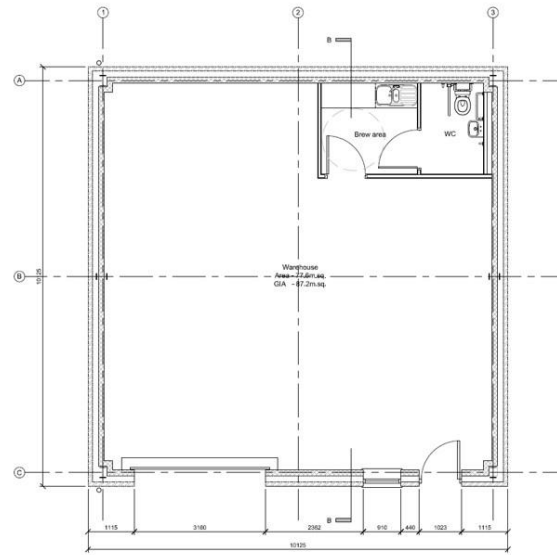
***Progress photos as at July 2024**

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given 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 nor 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 purchaser 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 Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

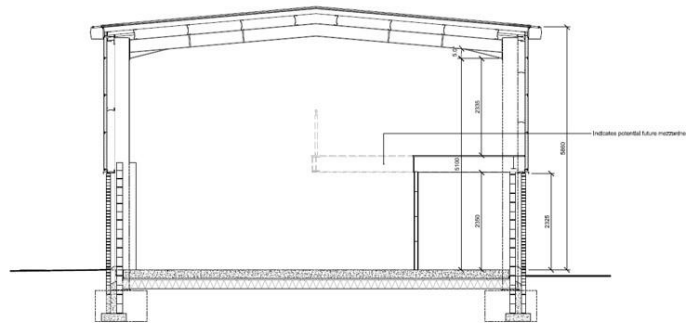
PROPOSED ELEVATIONS



PROPOSED LAYOUT



Proposed Ground Floor Plan



Proposed Section A - A