

To Let  
Superb Workshop &  
Storage Facility



# Superb Refurbished Workshop & Storage Facility

711 - 1,100 SQ FT (66.05 - 102.19 SQ M)

📍 TONGE FOLD MILL, CLEGG STREET, BOLTON, BL2 6BL

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Newly refurbished ground and first floor storage and workshop units available
- Various sized units available from 711-1,100 sq ft (units now 50% let)
- Minimum 12 month lease term - immediate occupation available
- Secure site with fully monitored CCTV
- 24/7 monitored security
- All units benefit from Wi-Fi and heating
- Established location close to the A666 St Peters Way and Ring Road (A58)
- Ideal secure storage units - may suit light assembly & workshop uses plus general base for small businesses
- Ideal for e-commerce/internet businesses
- Each unit separately metered for electricity usage
- Communal loading bay
- Goods lift to first floor (Max 200kg safe working load)
- All rents inclusive of service charge and insurance



## LOCATION

Tonge Fold Mill is located on Clegg Street, which itself is accessed from Romer Street via Tonge Old Road and Bury Road (A579).

Bolton Town Centre lies approximately 2km west, whilst Bury Town Centre is approximately 8km east of the property.

The units benefit from convenient links to the A666 St Peters Way and in turn, the National Motorway Network.

## DESCRIPTION

Tonge Fold Mill comprises an established former mill complex, which has recently undergone extensive refurbishment. The available accommodation comprises well presented accommodation providing for 11 x individual secure storage units ranging from 711-1,100 sq ft, arranged over ground and first floors.

There is a single WC and small kitchenette to be shared by Tenants.

The units each benefit from heating and WiFi and are suitable for secure storage or light assembly, manufacturing, etc.

The site is highly secure with fully monitored security and CCTV. There is a 200kg safe working load goods lift providing loading to the first floor units.

The unit has recently been fully re-clad and re-roofed. The estate road has also been re-surfaced.

Externally, the unit has communal loading access to the front.

## SERVICES

The mains services connected to the units include electricity supply. The units are separately metered for electricity use, with a pre-paid App system installed to the individual units. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION & RENTAL

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

Description/Floor	Sq M	Sq Ft	Rental
Unit 1 - Ground Floor	74.46	780	£750.00 per month
Unit 3 - Ground Floor	66.05	711	£750.00 per month
Unit 5 - Ground Floor	73.11	787	£800.00 per month
Unit 6 - Ground Floor	85.38	919	£900.00 per month
Unit 7 First Floor	77.67	836	£650.00 per month
Unit 8 - First Floor	100.05	1,077	£825.00 per month
Unit 9 - First Floor	79.43	855	£790.00 per month
Unit 10 - First Floor	102.19	1,100	£850.00 per month

**All rents are inclusive of service charge and insurance, but exclusive of Business Rates**

## LEASE TERMS

The unit is available by way of a new Lease Agreement for a minimum term of 12 months.

## VAT

VAT is not applicable.

## BUSINESS RATES

The unit is set to be reassessed by the District Valuer on re-occupation. Interested parties are advised to make their own enquiries with the Valuation Office Agency. 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 £.

100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

## LEGAL COSTS

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

## EPC

An EPC has been commissioned. A fully copy of the report is available, upon request.

## VIEWINGS

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

**Daniel Westwell** | Joint Managing Director

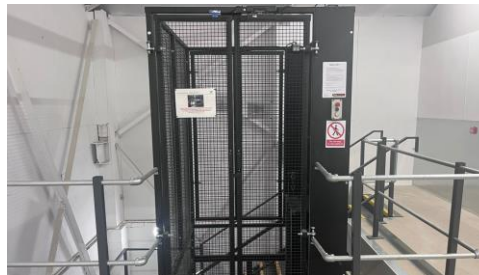
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