

To Let
By way of a sub-lease



Modern Detached Warehouse/Industrial Unit with Yard and Parking

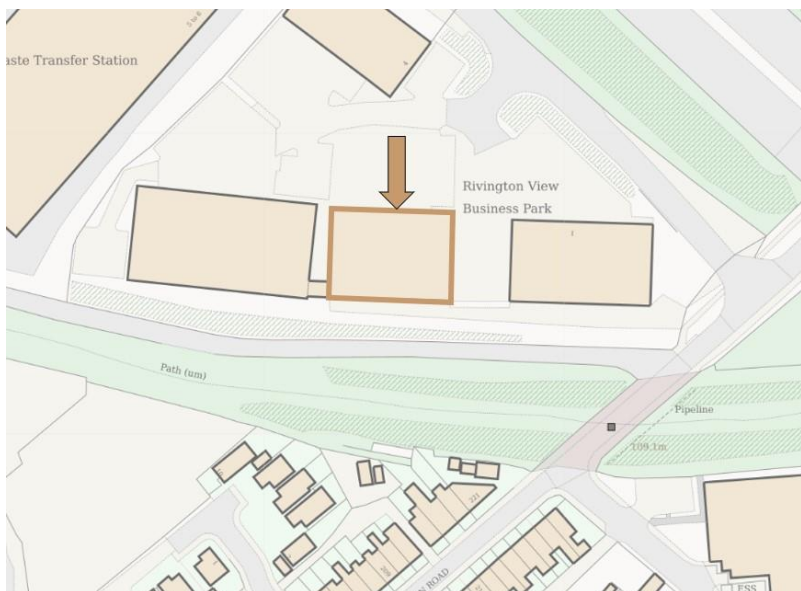
10,891 SQ FT (1,011.77 SQ M)

📍 UNIT 2, RIVINGTON VIEW BUSINESS PARK, STATION ROAD, BLACKROD, BOLTON, BL6 5BN

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- High quality warehouse unit on established business park
- Convenient transport links and access to the National Motorway Network via Junction 6 of the M61 motorway
- Walking distance of Blackrod Railway Station
- Steel portal frame with feature glazing to offices
- 10% office content
- 2 x electronically operated floor level access doors
- High bay LED lighting
- 6.95m minimum eaves height/8.30m to apex
- 3-phase power supply
- Suitable for a range of uses (B1, B2 & B8) - ideal storage and distribution facility
- Short-term lease available (up to 30/06/2026)
- Rental (by way of sub-lease) - Price on Application



LOCATION

Rivington View Business Park is strategically located adjacent to the Blackrod Bypass (A6), providing convenient transport links to National Motorway Network via Junction 6 of the M61 motorway.

The immediate area is a popular and well established industrial and logistics location, with nearby occupiers including Medicina, J Dickinson & Sons, Web Dynamics and a number of other established occupiers.

DESCRIPTION

Unit 2 comprises an extensive, modern single storey detached warehouse/industrial unit of steel portal framed construction, set beneath a pitched and profile aluminium clad roof covering with majority profile clad elevations.

Internally, the property provides for a high quality, high bay warehousing facility, together with 10% office content, including reception, meeting rooms and staff welfare facilities.

Externally, there is a concrete surfaced service yard with 25m depth, together with private car parking.

SPECIFICATION

- Steel portal framed unit
- Feature glazing to offices
- 2 x electronically operated access doors
- All mains services connected (LED high bay lighting to warehouse)
- Dedicated car parking spaces
- Service yard with a 25m depth
- Quality ground and first floor offices
- 3-phase electricity
- 6.95m minimum eaves/8.30m to apex
- 10% office content

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
Ground Floor (Warehouse & Small Office & Reception)	927.23	9,981
First Floor (Office)	84.54	910
Total	1,011.77	10,891

SERVICES

The mains services connected to the property include water supply, 3-phase 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.

LEASE TERMS/RENTAL

The premises are held by way of an existing lease. The unit is available by way of a sub-lease, on Tenant's Full Repairing and Insuring lease terms, for a term of years up to 30/06/2026 (potentially longer, subject to availability).

The rental is available on application.

VAT

VAT is applicable at the prevailing rate.

SERVICE CHARGE

Further information available on request.

USE

The property is suitable for a range of uses (B1, B2 & B8).



LEGAL COSTS

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

BUSINESS RATES

The unit is to be re-assessed by the District Valuer on occupation. 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 £.

EPC

The property has an current Energy Efficiency Rating of C(70). The certificate is valid until 1st November 2026. A full copy of the Report is available upon request.

51-75

C

70 C

VIEWINGS

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

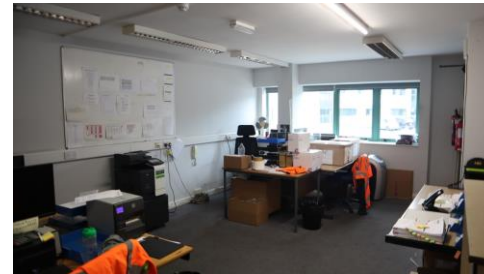
Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 daniel.westwell@turnerwestwell.co.uk

Nathan Broughton | Property Agent

07393 799957 nathan.broughton@turnerwestwell.co.uk



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