

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)

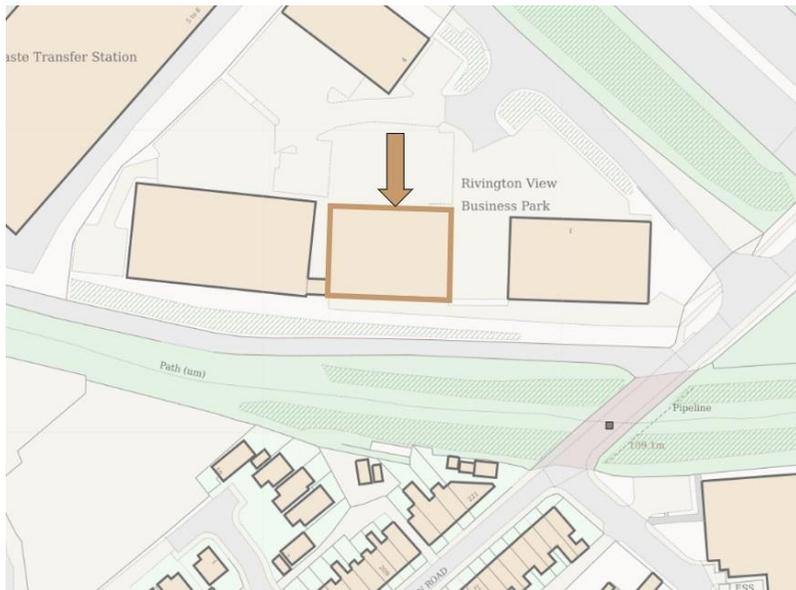
📍 UNIT 2, RIVINGTON VIEW BUSINESS PARK, STATION ROAD, BLACKROD, BOLTON, BL6 5BN

# 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
<b>Total</b>	<b>1,011.77</b>	<b>10,891</b>

## 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.



### VIEWINGS

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

**Daniel Westwell** | Director

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