

To Let
£11,250 per annum
exclusive



TURNSTAR
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15

High Quality Light Industrial Unit

945 SQ FT (87.79 SQ M)

UNIT 15, SPRING STREET BUSINESS PARK SPRING STREET, BOLTON, BL3 6EH

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- High quality industrial and workshop unit situated on a superb Business Park
- Easily accessible to the M60/M61/M62 motorways
- Convenient central Bolton location
- 6 metre eaves
- 24 hour access
- High specification (suitable for online retail, storage and distribution, light manufacturing uses, etc).
- New lease
- EPC Rating B
- 100% Business Rates Relief for qualifying occupiers
- £11,250 per annum exclusive (plus VAT)
- Available from March 2025
- Vehicle uses not permitted



LOCATION

Spring Street Business Park is situated in a predominantly industrial area in southern Bolton, adjacent to St Marks Street and Lever Street, and is surrounded by various workshops, warehouses, and mill facilities of differing ages and designs. Several national companies are located nearby, including Tool Station, Parcels 2 Go, Brandon Hire and Peugeot.

The property benefits from excellent transport connections. Manchester Road (B6536) is accessible approximately 0.5 miles to the northeast, providing immediate routes to the A666 St Peters Way and the National Motorway Network.

Access to the site is available via both Lever Street and St Marks Street.

DESCRIPTION

The majority of Spring Street Business Park has undergone a recent development approximately 2 years ago, providing for a high quality Business Park environment.

The available accommodation, Unit 15, extends to 945 sq ft respectively and benefits from 2 x car parking spaces to the front of the unit. The development is secured via a manual sliding cantilever gates for access.

The construction of the units is of a modern steel portal frame design, complemented by insulated profile PVC cladding for both the elevations and roof coverings, which include 50% translucent panels to aid natural visibility.

Internally, the unit is finished with breeze block elevations below insulated cladding. The unit incorporates an electronically operated roller shutter door (2.85m wide x 3.35m high) set within the front elevation. The unit has a minimum eaves height of approximately 6 metres.

The unit currently incorporates a stud partition office which will potentially be removed by the existing Tenant at expiry of their existing lease.

The unit is particularly well-suited for start-up businesses and are appropriate for storage and distribution, as well as light manufacturing and industrial operations. However, please note that vehicle related uses are not permitted upon the estate.

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 15	87.79	945

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a minimum term of 3 years.

RENTAL

£11,250 per annum exclusive.

VAT

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

SERVICE CHARGE

A service charge is levied in respect of the upkeep, maintenance and management of the common areas of the estate and is currently charged at £1.30 per sq ft. The service charge is subject to annual review.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £8,000, with effect from 1st April 2023. 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 available for qualifying occupiers. Interested parties are advised to enquire directly with the Local Rating Authority (Bolton Council) in this regard.

LEGAL COSTS

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

EPC

The unit has a current Energy Efficiency Rating of B(39). The certificate is valid until 29th June 2032 . A full copy of the Report is available upon request.

26-50

B

39 B

VIEWINGS

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

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