

To Let
£27,500 per annum,
exclusive



Workshop/Warehouse Premises

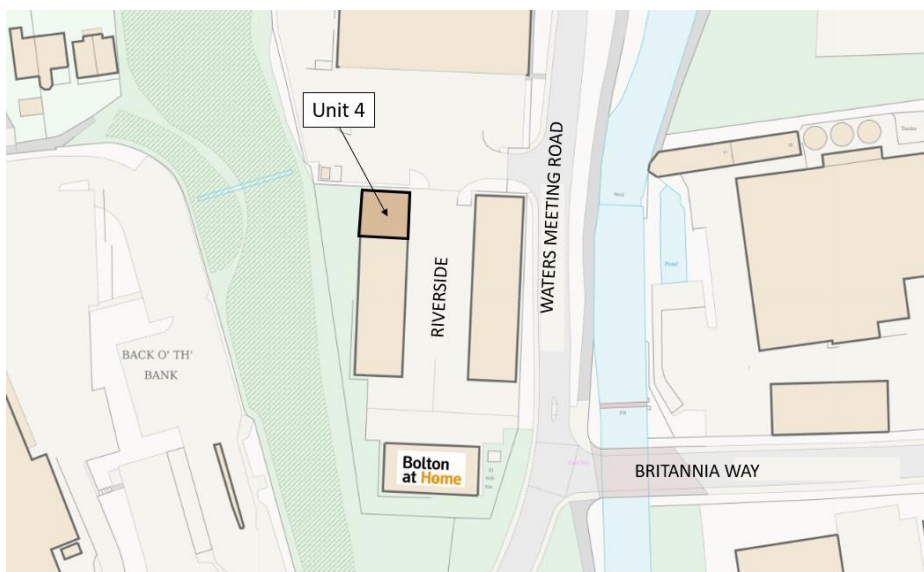
2,198 SQ FT (204.19 SQ M)

📍 UNIT 4, RIVERSIDE, THE VALLEY, BOLTON, BL1 8TU

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Modern end of terrace workshop/warehouse unit
- Well established business park, strategically located within "The Valley"
- Nearby occupiers include Bolton at Home, Warburtons, Cineworld, Nuffield Health and McDonald's
- Situated approximately 0.5 miles from Bolton Town Centre
- Excellent communication links to A666. St Peters Way and the National Motorway Network
- Signage opportunity to the rear of the property
- 3-phase power supply
- 5 metre eaves height (capable of accommodating mezzanine)
- Secure service yard and car parking for 6 vehicles
- Integrated office/reception and accessible WC
- New Lease - £27,500 per annum, exclusive



LOCATION

Riverside is a modern, strategically located Business Park situated within "The Valley", approximately 0.5 miles north of Bolton Town Centre.

Waters Meeting Road leads directly onto Blackburn Road and connects to the A666 St. Peters Way and in turn the national motorway network (M60, M61, M62 & M6).

Current estate occupiers include Bespoke Design Glazing, The Stained Leaded Glass Co. and Bolton at Home. Other notable nearby occupiers include Warburtons, Nuffield Health and McDonald's.

DESCRIPTION

The property comprises a modern end of terrace workshop/warehouse unit of steel portal frame construction, set beneath a steel profile clad roof covering incorporating 10% translucent panels to the roof pitch to provide natural light. Internally, the unit consists of high quality workshop/warehouse accommodation together with office/reception and accessible WC, together with an additional WC facility.

The units have recently undergone a face-lift to include new personnel entrance, newly clad trims and upgraded up and over loading doors.

The unit benefits from a minimum eaves height of 5 metres and is capable of accommodating a mezzanine floor. The property has a 3-phase power supply.

Externally, there is a secure service yard area with car parking for 6 vehicles.

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
Workshop/Warehouse	204.19	2,198

*plus parking for 6 vehicles

SERVICES

The mains services connected to the property to include water, gas, 3-phase 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 term of years to be agreed.

RENTAL

£27,500 per annum exclusive.

VAT

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

SERVICE CHARGE

A service charge is levied to cover the cost of management and maintenance of the common site area. The contribution to the service charge budget for 2025 for Unit 4 is £2,009.40 per annum, plus VAT and is reviewed annually. Further details are available on request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,500, 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 £.

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



PLANNING

E-class - Commercial, Business & Service. The property is suitable for a range of uses, including warehousing, workshop, light technology and assembly, online retail distribution, etc. It is the ingoing Tenant's responsibility to verify their intended use with the Local Planning Authority (Bolton Council).

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of D(92). The certificate is valid until 27th March 2033. A full copy of the Report is available upon request.



VIEWINGS

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

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