

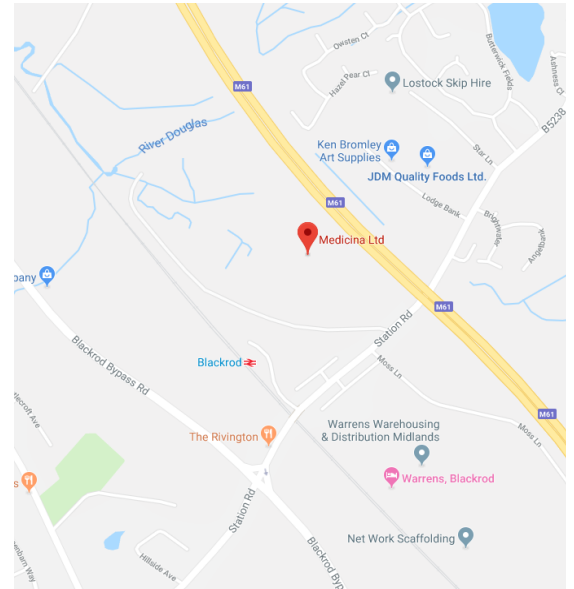


**EXCELLENT DETACHED WAREHOUSE UNIT
PLUS OFFICES & PARKING
1,023 SQ M (11,019 SQ FT)**

TO LET —BY WAY OF SUB-LEASE

**UNIT 1 RIVINGTON VIEW
BUSINESS PARK
STATION ROAD
BLACKROD
BOLTON
BL6 5BN**

- ◆ Modern warehouse & office unit
- ◆ Excellent parking provision
- ◆ Strategically located with good access to Junction 6 of the M61
- ◆ 7m eaves height
- ◆ 2 x loading bays



LOCATION

The subject property is located on the well regarded and established Rivington View Business Park at Station Road, situated just off the A6 Blackrod By-pass and within walking distance of Blackrod Train Station.

Nearby towns and villages include Horwich, Blackrod, Adlington, Chorley, Westhoughton and Bolton, all of which are within easy-reach via the A6 or M61 motorways. Middlebrook Retail Park is approximately 1.5m south east of the property.

DESCRIPTION

Unit 1 is located on a well established industrial and distribution park, comprising an enclave of 4 modern detached warehouse units of steel portal frame construction and set beneath a pitched roof covering. The other three units are presently occupied by Medicina Limited.

Unit 1 itself presents extremely well and provides for excellent open plan warehousing, benefitting from a 7m eaves height, 2 electronically operated loading bays, 3-phase power, sodium bay lights and solid concrete flooring.

In addition, there is a small ground floor office/reception, disabled WC and kitchenette, along with further larger open plan offices at first floor level.

Externally, there is private parking and loading areas.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Warehouse	976.20 sq m	(10,508 sq ft)
First floor offices	47.50 sq m	(511 sq ft)
Total	1,023.70 sq m	(11,019 sq ft)

LEASE TERMS

Available by way of a sub-lease of the existing lease, less 7 days. Further details and a copy of the existing lease available on request.

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment

VAT

VAT is payable at the prevailing rate.

RENTAL

The passing rental is £63,472.50 per annum, rising to £65,100 per annum from 1st July 2019 and to £66,727.50 from 30th June 2020 to expiry of the lease (30th June 2021).

SERVICE CHARGE

A service charge is levied to recover common estate management and landscaping charges. Further information on request.

RATES

Rateable Value: £60,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2018/2019 Financial Year is 0.493 pence in the £, or £0.480 pence in the £ for qualifying small businesses.

SERVICES

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

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com or akerr@lambandswift.com

Website: www.lambandswift.com



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