



From 1,500 sq. ft. to 9,183.6 sq. ft.

Hartford House/ Works Weston Street Bolton BL3 2AW

Ground Floor Warehouse Premises

- Roller Shutter Access
 - Open Plan

Suitable to a Variety of Uses

0161 817 3399 www.roger-hannah.co.uk

Century Buildings 14 St. Mary's Parsonage Manchester **M3 2DF**





LOCATION

Hartford House/Works is situated off Weston Street via a gated entrance and shared service area. The works are conveniently positioned approximately ½ a mile west of St Peter's Way (A666) which connects onto the M61 dual carriageway approximately 2.5 miles to the south and half a mile south of Bolton town centre.

DESCRIPTION

Hartford House is a multi-tenanted former industrial mill site.

Ground floor units in the corner of the site, with a shared entrance. To the front there is a roller-shutter and a separate personnel entrance .Internally the unit has a floor to ceiling height of 4.2 m and is lit by ceiling mounted fluorescent strip lights. Services to the unit include three phase electricity, water and drainage. WC provisions are located within the unit.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice to provide the following floor areas:

Unit A	4,519 sq. ft.	(419.8 sq. m)
Unit B	3,164.6 sq. ft.	(294 sq. m)
Unit C	1,500 sq. ft.	(139.37 sq. m)

RENTAL

Unit A	Let
Unit B	£11,000 p.a.x
Unit C	£6,000 p.a.x



LOCATION PLAN



VAT

All figures quoted are exclusive of VAT but may be subject to at the prevailing rate.

LEASE

The property is available by way of a new full repairing and insuring lease. There will be a service charge contribution (tbc)

VIEWING & FURTHER INFO

Please contact Roger Hannah & Co the Sole Agents:

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Email:

Date Of Preparation: 20/02/18



NIAI DVI AUT: Roger Hannah & co to a dc as a signification to the vehoor(s) or resser(s) or this proper tice that (i) The particulars are a general outline only for the guidance of intending purchasers d do not constitute an offer or contact. (ii) All descriptions are given in good faith and are be correct, but any intending purchasers or lessees should not rely on them as a statement of t satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the rvices or service install actions have been tested and are not warranted to be in working order average of the purchasers that the convertigation of the order performance of the purchasers. loyees of the two agents has any authority to make or give any representation or warranty nelation to property. (v) Unless otherwise stated all prices are exclusive of VAT. (vi) Where n relation to property. (v) Unless otherwise sta an energy certificate is available upon request

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