

ROGER
HANNAH
& CO

To Let



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



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

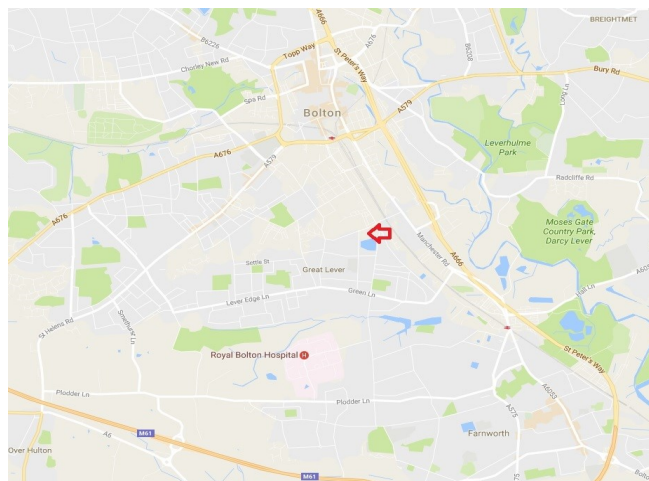
The units have been measured in accordance with the RICS Code of Measuring Practice to provide the following floor areas:

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:

Tel: 0161 429 1655
Email: danrodgers@roger-hannah.co.uk

 **Date Of Preparation:** 20/02/18