

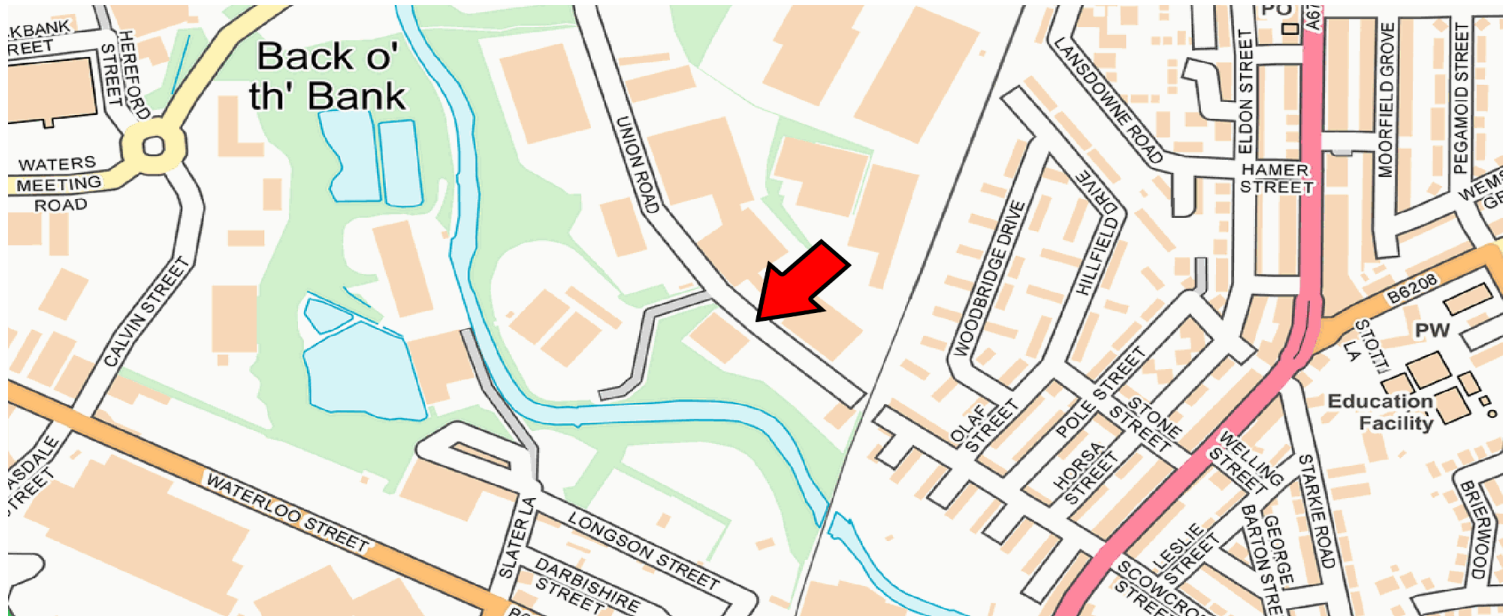


**RARE OPPORTUNITY TO ACQUIRE A DETACHED  
WAREHOUSE WITH TWO STOREY OFFICES,  
SEPARATE LOADING YARD AND CAR PARKING**

**HAREWOOD HOUSE  
UNION ROAD  
BOLTON  
BL2 2HE**

**3,064.12 SQ M (32,970  
SQ FT) ON 1.36 ACRES**

- ◆ Detached warehouse & office building
- ◆ Freehold
- ◆ Separate loading area
- ◆ Excellent road communications
- ◆ Eaves height of 5.7 m
- ◆ Two storey offices



## LOCATION

The property is situated on the popular Waters Meeting development accessed off Union Road—see above plan.

Access to the A666 St Peters Way/Blackburn Road is only 0.5 miles away and Bolton town centre is also within easy reach 1.5 miles south.

Other occupiers in the area include Warburtons, Ascot Doors, Martindales Trade Framers and Oliver Kay Produce.

## DESCRIPTION

A detached double bay steel portal frame warehouse with two storey offices to the right hand elevation.

The warehouse has profile metal clad elevations and pitched clad roof with 10% translucent panels. The offices are constructed of cavity brick elevations under a pitched clad roof.

Internally the warehouse has clear floor space, for production or racking. There are internal offices plus amenities also within the warehouse area.

The offices are a mix of cellular and open plan with WC's and kitchens on both levels. There are double glazed casement PVC window frames and plastered walls.

Air conditioning and perimeter trunking is available within the offices.

Security is provided by a large electric metal sliding access gate to the office car park and intercom system to the building. There are window shutters to the ground floor offices.

Loading is via a separate yard area with two sliding shutter doors—3.7m wide.

## ACCOMMODATION

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

3,064.12 sq m (32,970 sq ft)

## SALE PRICE

The property is for sale at an asking price of £2.3 million plus VAT.

## LEASE TERMS

Available by way of a new 10 year Full Repairing and Insuring lease at a commencing rent of £165,000 per annum—rent review at end of Year 5.

## RATES

Following a review of the Valuation Office Agency, we have identified the following entries, in respect of the subject property: -

Ground floor	Warehouse & premises	£92,500
Suite 1, First floor	Offices & premises	£6,900
Suite 2, First floor	Offices & premises	£3,500

The provisional standard Uniform Business Rate for 2018/2019 financial year is 49.3 pence in the pound, or 48.0 for small businesses qualifying for relief.

## SERVICES

All mains services are connected to the property. Heating to the warehouse is via gas suspended air blowers and in the offices by air conditioning. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

The property has a rating of "D" (76)

## 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: Nick Swift, Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com), [dwestwell@lambandswift.com](mailto:dwestwell@lambandswift.com) or

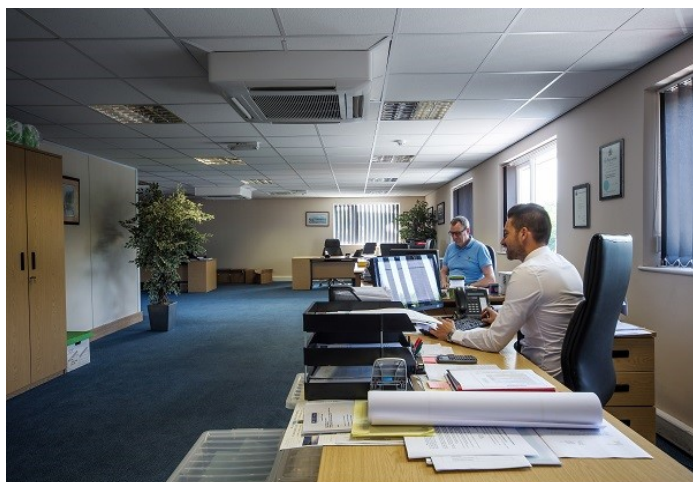
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## Important Notice

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