
TO LET

HIGH BAY WAREHOUSING 1,394 SQ M (15,000 SQ FT)



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- ♦ High bay warehouse property
 - ♦ Excellent access of M61 motorway
 - ♦ Eaves height 5 metres
 - ♦ Ideal storage and distribution unit
 - ♦ £67,500 per annum, exclusive

**UNIT 6, RIVINGTON VIEW BUSINESS PARK, STATION ROAD,
HORWICH, BL6 7QN**

DESCRIPTION

The subject property comprises a substantial detached high bay warehousing premises of steel portal frame construction set beneath a pitched and profile clad roof covering.

Internally, the unit provides for open plan L shaped warehousing with an eaves height of 5 metres.

The unit benefits from 3 x up and over roller loading bays, sodium high bay lighting and a solid concrete floor.

LOCATION

The property is located on Station Road Industrial Estate, Horwich, approximately 3 miles north of Bolton Town Centre. The estate is accessed via Crown Lane (B5238), which runs between the A673 Chorley New Road and the A6 Blackrod by-pass. The unit benefits from excellent access to junction 6 of the M61 motorway and in turn the National Motorway Network.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring practice (6th Edition), and accordingly we have calculated the following approximate Gross Internal areas:

1,394 sq m (15,000 sq ft)

SERVICES

We understand that all mains services are connected to the property.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

RATES

Interested Parties are advised to verify this information direct with the Local Rating Authority.

LEGAL COSTS

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

LEASE TERMS

Available on Full Repairing and Insuring terms for a term of years to be agreed.

RENTAL

The quoting rental is £67,500 per annum exclusive.

EPC

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

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

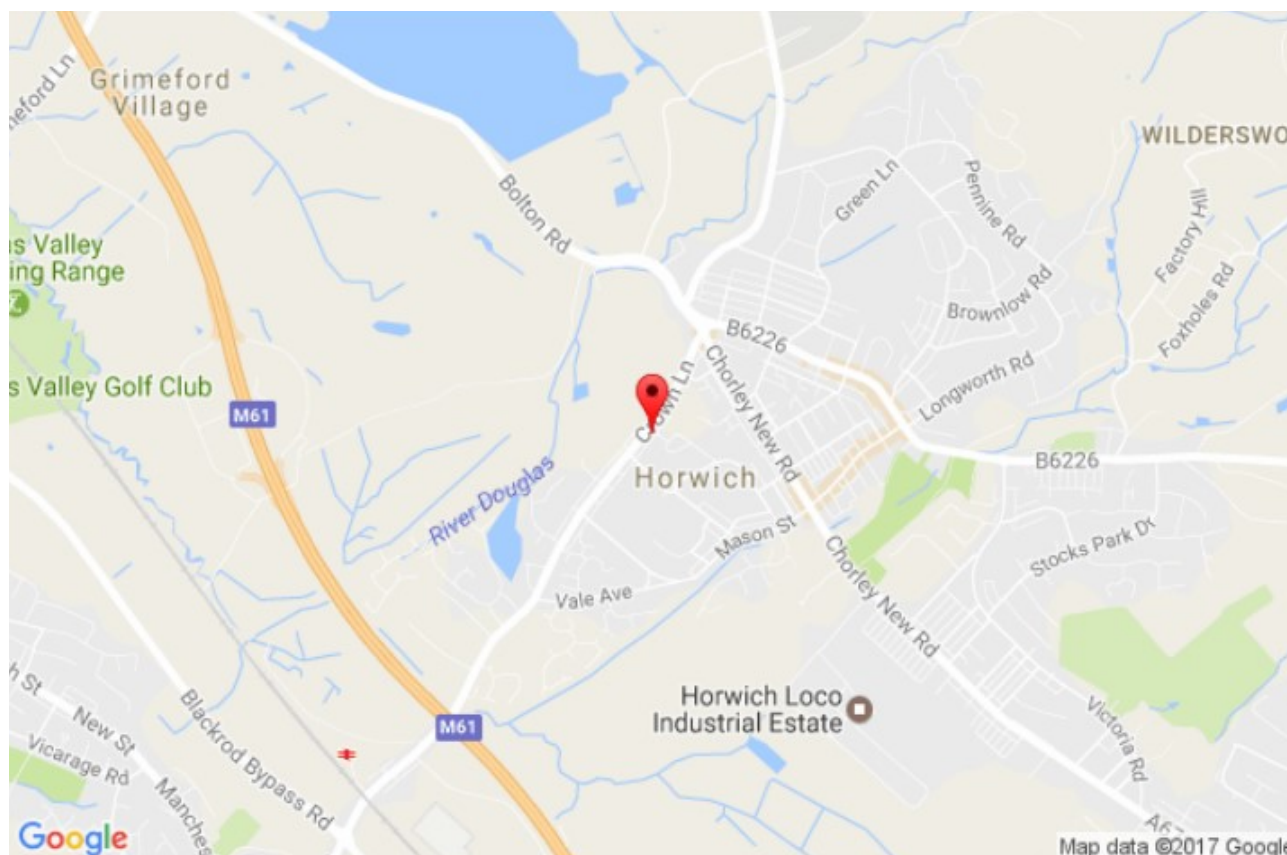
SERVICE CHARGE

A service charge is to be levied in respect of communal estate maintenance and upkeep.

Further information available on request.

VIEWING

Strictly by appointment with sole agents,
LAMB & SWIFT COMMERCIAL.
Contact: Nick Swift, David Isherwood or Daniel Westwell
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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, reference 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 of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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