

# TOP DECK J4 M61

SMETHURST LANE, BOLTON BL4 0NN



NEW HIGH QUALITY INDUSTRIAL / TRADE COUNTER UNITS  
**1,507 - 18,337 SQ M** 140 - 1,750 SQ M

AVAILABLE SUMMER 2018 ON SITE NOW

[WWW.TOPDECKBOLTON.CO.UK](http://WWW.TOPDECKBOLTON.CO.UK)



## DESCRIPTION

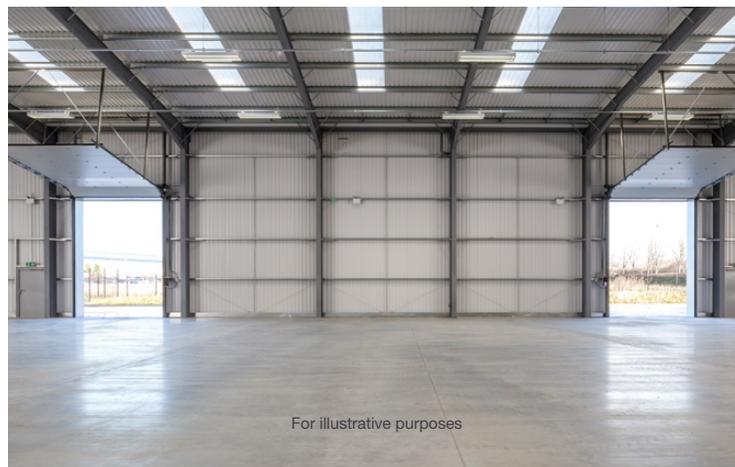
Top Deck, J4 M61 will offer high quality new industrial/trade counter units.

The scheme will benefit from:

- Drive in level loading doors
- Flexible unit sizes
- Clear eaves height of up to 7m
- Secure fenced site
- Dedicated car parking
- All main services including solar generated electricity provided at up to a 20% discount to standard market tariffs

## NEW HIGH QUALITY INDUSTRIAL / TRADE COUNTER UNITS

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**140 - 1,750 SQ M**



For illustrative purposes



## ACCOMMODATION

Unit	Sq Ft	Sq M
1	4,445	413
2	4,445	413
<b>SUB TOTAL</b>	<b>8,890</b>	<b>826</b>
3	1,507	140
4	1,507	140
5	1,507	140
6	1,507	140
<b>SUB TOTAL</b>	<b>6,028</b>	<b>560</b>
7	1,507	140
8	1,507	140
9	2,420	225
<b>SUB TOTAL</b>	<b>5,434</b>	<b>505</b>
10	18,337	1,750

Units can be combined as per the above sub-totals.

## LEASE TERMS/RENTAL

The buildings will be made available on new FRI leases for a term of years to be agreed. Rental on Application.

## EPCS

EPCs will be made available on practical completion of the units.

## VAT

VAT will be charged where applicable at the prevailing rate.

## BUSINESS RATES

The buildings are not yet assessed. Interested parties are recommended to make their own enquiries of the local rating authority.

## LEGAL COSTS

Each party to bear their own costs incurred in transactions.



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**MASTERPLAN**

## LOCATION

Top Deck, J4 M61 is immediately adjacent to Smethurst Lane, 100 yards from its junction with Plodder Lane and Watergate Lane providing direct access to Junction 4 of the M61 motorway.

The scheme lies to the north of Logistics North home to such occupiers as Amazon, Lidl and Whistl together with retail amenities provided by Costa Coffee, Aldi and Greene King Pub Restaurant.



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## VIEWINGS

Strictly through joint agents JLL and BC Real Estate.

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A DEVELOPMENT BY **Seddon**

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