

UNIT

TO LET

UNION ROAD THE VALLEY - BOLTON

Modern detached industrial/warehouse unit on self-contained site



3,550 sq ft (330sq m)

UNIT



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The Location

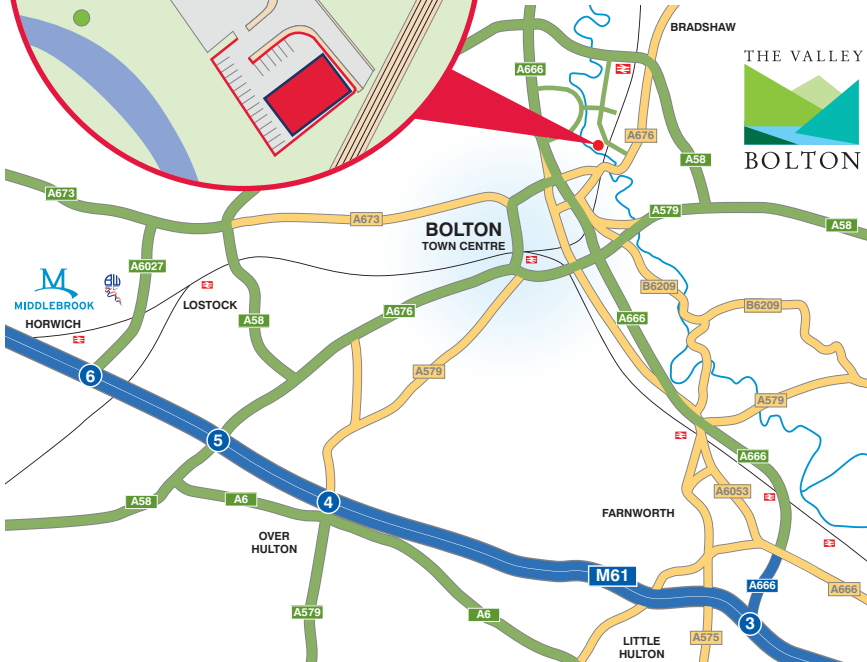
The Valley is an established mixed-use development boasting a variety of uses including offices, industrial and warehouse units, retail and leisure including a cinema, pub, fitness centres and restaurants all on the fringe of Bolton town centre.

Situated approximately 15 miles to the North West of Manchester, The Valley links directly to the A666 Blackburn Road/St Peter's Way, providing easy access to the M61, M60 and M62 regional motorway network.

Occupiers at The Valley include Warburtons, Tata Steel, Royal Bank of Scotland, Royal Mail, Bolton at Home, Total Fitness and Athertons to name just a few.

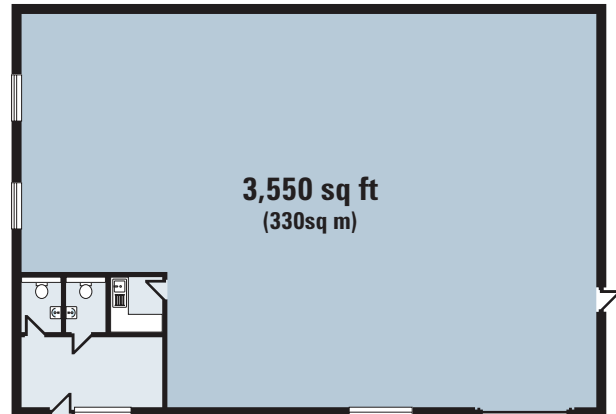


UNITUW5
UNION ROAD THE VALLEY - BOLTON
SAT NAV: **BL2 2HJ**



Specification

- **Frame** – Steel portal frame
- **Height** – 4.6 metres to underside of haunch
- **Walls** – Facing brickwork and vertical ribbed cladding to exterior. Blockwork and insulated cladding to interior
- **Roof** – Insulated profiled metal decking
- **Floor** – Concrete floor slab with power float finish
- **Windows** – Aluminium frame double glazed office entrance screen with security shutter, double glazed upvc windows with security shutters
- **Doors** – Sectional up and over loading door. Double glazed office entrance door. Fire escape door and frame
- **Office/Toilets/Kitchen** – Reception office, kitchen, male and female/disabled persons toilets
- **Heating** – Electric heaters to office and toilet accommodation.
- **Lighting** – Florescent lighting to warehouse area. Modular recessed light fittings to office and toilet areas
- **Services** – 3 phase electricity, gas, water and drainage
- **External** – Secure service yard enclosed with palisade fencing and pair of wide access gates



Orbit
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All Enquiries:

01204 673100

www.orbit-developments.co.uk

TERMS & CONDITIONS: The premises are offered on a new fully repairing and insuring lease for a term of years to be agreed, incorporating rent reviews and service charge recovery provisions

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (0712)