



## **INDUSTRIAL DISTRIBUTION/HAULAGE YARD** **1,086.9 SQ M (11,699 SQ FT)**

### **FOR SALE**

**UNIT 12A  
THE MEDEX CENTRE  
LYON ROAD  
KEARSLEY  
BOLTON  
BL4 8HS**

- ◆ Ideal for haulage and distribution purposes
- ◆ Located within 1 mile of junction 3 of M61
- ◆ Approximately 0.812 acre site (35,397 sq ft)
- ◆ Eaves height 5.75m
- ◆ 3-phase power supply
- ◆ Office accommodation
- ◆ Vehicle inspection pit
- ◆ Built-in weighbridge (not operational)
- ◆ Vacant possession of whole available on completion
- ◆ Freehold premises

## LOCATION

The subject property is located on the established and popular Lyon Industrial Estate, Kearsley, approximately 9 miles from Manchester City Centre and 3 miles from Bolton town centre. The location provides excellent and convenient motorway access to the M61 at Junction 3, which provides onward connections to the M60 Manchester Orbital motorway and the M6.

## DESCRIPTION

The site is approximately 0.812 acres in size and benefits from being fully enclosed. There are two buildings comprising a workshop and warehouse. Access is gained via electric gates.

The workshop is of steel portal frame construction with profile steel cladding to all elevations and roof, with internal blockwork to a height of about 1.4m. The workshop is accessed via a full width loading door comprising of 3 sections each 4m wide. The eaves height is 5.75m. There is a vehicle inspection pit.

The warehouse accommodation is of a steel post and truss construction, with new profile sheet cladding to the elevations and roof. The unit benefits from 5m eaves and a roof height of 6.4m. Office accommodation wraps around the front and side elevations, with a small mezzanine area above the office space within the warehouse providing private offices and training room. There are two access points to the warehouse, one roller shutter and the other being steel doors.

## ACCOMMODATION

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

Workshop	259 sq m	(2,787 sq ft)
Warehouse	828 sq m	(8,912 sq ft)
<b>Total</b>	<b>1,087 sq m</b>	<b>(11,699 sq ft)</b>

Total site area of approximately 0.812 acres / 35,397 sq ft.

## TENURE

Freehold and free from chief rent.

## USE

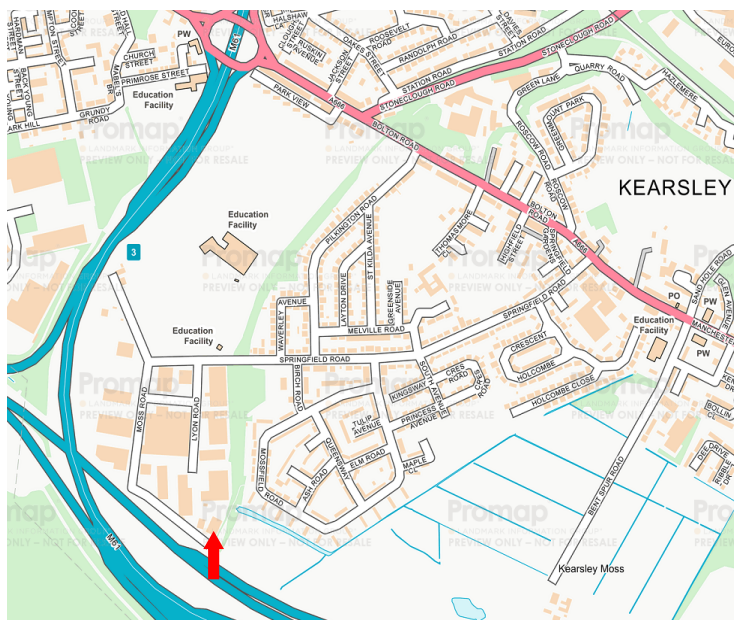
General industrial and distribution (presently a Haulage yard).

## SALE PRICE

£679,950 exclusive.

## VAT

All figures quoted are exclusive of, but may be liable to VAT at the prevailing rate.



## RATES

Rateable Value: £35,750 (2017 Rating List)

Rates payable £17,625 approx.

Interested parties are advised to make their own enquiries to Bolton Borough Council.

## SERVICES

The mains services connected to the property to include water, LPG gas and 3-phase electricity supply. There is a built-in weighbridge on-site (currently not operational). Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

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

## 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: Daniel Westwell or Felicity Middleton

Telephone: 01204 522 275

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

[fmiddleton@lambandswift.com](mailto:fmiddleton@lambandswift.com)

Website: [www.lambandswift.com](http://www.lambandswift.com)

## 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.

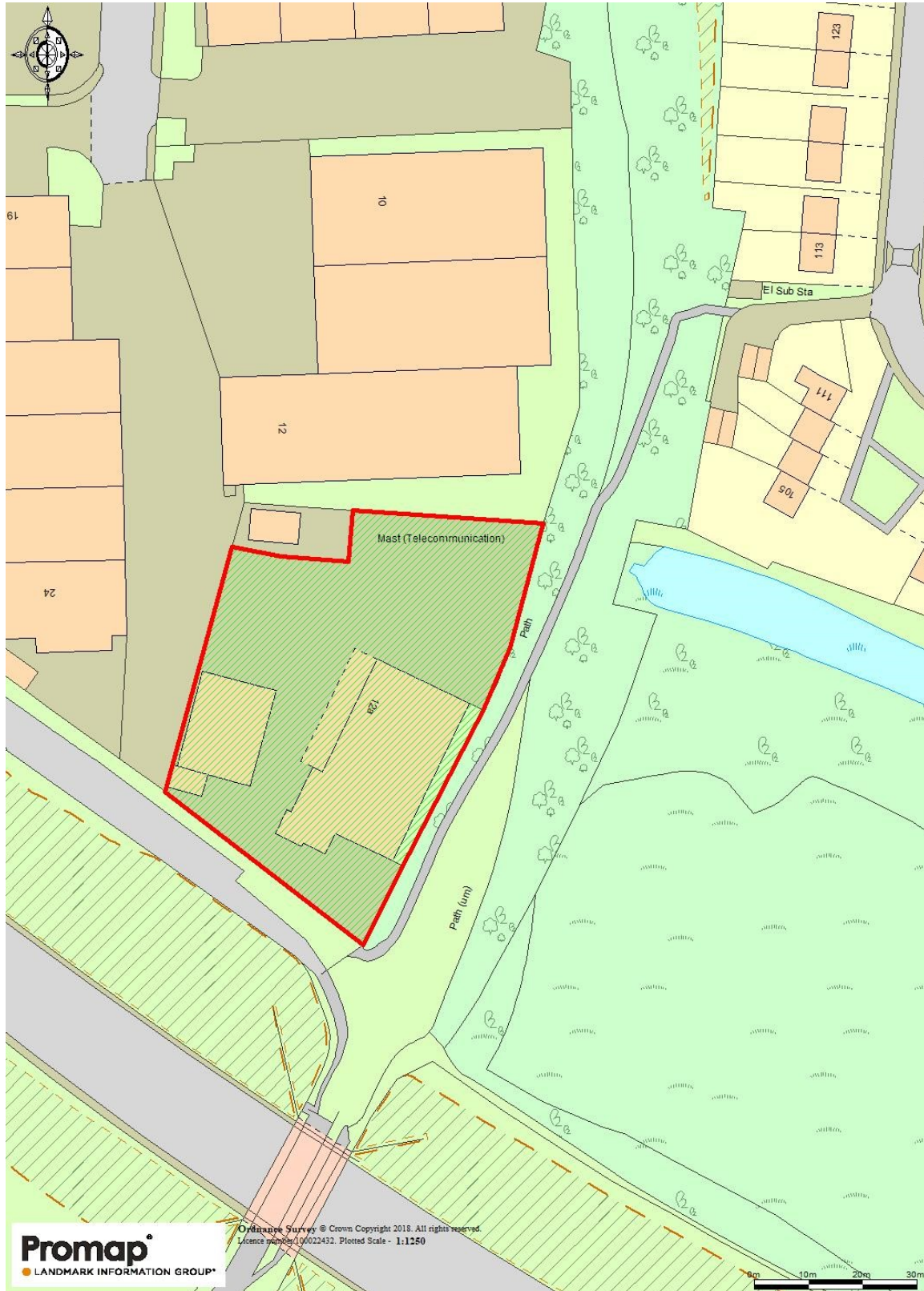




## Important Notice

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.





## 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