



For Sale /To Let

- Circa 117,000 Sq Ft
- Single storey warehouse with office accommodation
- On a 4.6 acre site

Bury Road Industrial Estate
Bury Road, Brightmet
Bolton, BL2 6AZ

The site has excellent
development potential

On behalf of Mark II Distributors Ltd.



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0161 839 2444
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Description

The property consists of a lofty single storey warehouse with ancillary offices to ground and first floor, built approximately mid-1960s.

The ground and first floor office accommodation connected to the warehouse is centrally heated. There is also a separate two-storey office block which has been refurbished in the last two years, this has double glazed wooden windows, false suspended ceilings and boasts open-plan office accommodation to ground and first floor and a ground floor canteen area.

Location

2½ miles from Bolton Town Centre and 3½ miles from the M61, providing direct access to the National Motorway Network.

Accommodation

The accommodation comprises of:

- Three warehouse units with stores
- Office accommodation within the main building
- Separate two-storey office block.

	m sq	sq ft
Warehouse 1 , including loading bays and stores	4,757.12	51,205
Warehouse 2 , including stores and office	2,681.74	28,866
Warehouse 3 , including offices	2,650.24	28,139
Total warehouse area, including stores and offices	10,817	116,423
Total office area, including offices attached to the main building and the separate office block	763	8,213.5

The unit is situated on a self-contained site of 4.6 acres.

Terms

The property is for sale and offers are invited for the long leasehold interest, alternatively our client will consider letting the whole site. Each party will be responsible for their own legal costs.

Tenure

We believe that the property is held on a long leasehold with a peppercorn ground rent.

Rent

On application

Business Rates

Adopted Rateable Value for 2010 - £330,000

VAT

All prices quoted are exclusive of but are subject to VAT.

Viewing

Strictly through the sole agents, Beesleys Chartered Surveyors.



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