



For Sale /To Let

- Fully sprinklered
- Circa 175,130 Sq Ft
- Single storey warehouse with office accommodation
- On a 7-acre site

Raikes Lane, Burnden
Bolton, Lancashire
BL3 2NH

May let units from
16,000 Sq Ft

On behalf of Mark II Distributors Ltd.



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0161 839 2444
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Description

The premises consist of a 175,130 sq ft lofty warehouse dating back to the 1960s with predominantly brickwork to the outer elevations but with several elevations with profile sheet cladding. The offices at Raikes Lane have recently been refurbished to a high standard. The unit is situated on a self-contained 7-acre site.

Location

Within a mile of Bolton Town Centre and bordering the A66 St Peter's Way, which provides direct access to the National Motorway Network via the M61.

Accommodation

	m sq	sq ft
Total office area	885.48	9,531
Main warehouse, including offices & storerooms	9,140	98,382.14
Long bay warehouse	1,573.2	16,933.7
Central warehouse	2,127.74	22,902.2
High bay warehouse, including mezzanine & loading bay	2,307.8	24,840.8
Outbuilding	236	2,540
Total area	16,270.22	175,130

The unit is situated on a 7 acre site.

Terms

The property is for sale and offers are invited, alternatively our client will consider letting the whole site or part of it.

Tenure

We believe the property is long leasehold.

Rent

Upon application

Business Rates

Adopted Rateable Value for 2010 - £302,500

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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