



**BOLTON  
BL3 3PR**

# TO LET MAY SELL



INDUSTRIAL / RETAIL  
WAREHOUSE WITH  
SECURE YARD

**27,060 SQ FT**  
**1.53 ACRES**

# 73

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**ST HELENS ROAD**

# SUMMARY

A highly prominent industrial warehouse extending to 27,060 sq ft on a site of 1.53 acres.

The property has most recently been used as a warehouse and showroom but could be suitable for a variety of uses, including industrial, storage, distribution or retail showroom.





# LOCATION

The property is prominently located along St Helens Road (A579), which lies 2 miles north east of Junction 4 of the M61 motorway and 1.4 miles southwest of Bolton town centre.

St Peter's Way (A666) is 1.5 miles north east of the property, which in turn leads to the M60 ring road at Junction 14. Logistics North is located 2.3 miles to the south of the subject property.

Nearby occupiers include Park Cake Bakeries, Lantor Ltd, General Traffic and Sitcom Soldiers.



# DESCRIPTION

The subject property comprises a single storey industrial warehouse of steel portal frame construction, under a pitched profile steel roof and steel clad elevations.

Loading access is via two roller shutters within the secure yard with staff and customer access via a modern reception area to the St Helens Road frontage.

In 2022, improvement works were undertaken to include full overclad roof, new gutters, cladding repairs, LED lighting throughout and re-surfacing of the yard. The property is to undergo a further refurbishment.



# SPECIFICATION

- **SELF-CONTAINED SITE**
- **SECURE YARD WITH CCTV**
- **2 LEVEL ACCESS LOADING DOORS**
- **GOOD QUALITY OFFICES**
- **5.75 METRE EAVES TO THE MAIN WAREHOUSE**
- **CAR PARKING FOR CIRCA 30 VEHICLES**
- **LED LIGHTING THROUGHOUT**

The premises has a Gross Internal Area (GIA) as follows:

ACCOMMODATION	SQ FT	SQ M
WAREHOUSE	23,764	2,207
OFFICES / ANCILLARY	3,296	306
TOTAL	27,060	2,513

The site totals 1.53 acres (0.62 hectares) providing 41% site coverage.





# TERMS

## LEASE

The property is available on a leasehold basis. The rent is available on application.

## SALE

A sale of the property may be considered. Price on application.

## LEGAL COSTS

Each party will bear their own legal costs.

## RATABLE VALUE

We advise that all parties contact the relevant local authority to obtain the rateable value.

## VAT

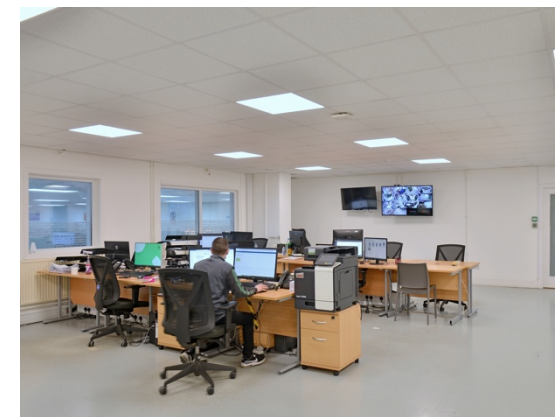
Unless otherwise stated, all prices and rents are exclusive of VAT.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

## ANTI-MONEY LAUNDERING

The successful lessor will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.



# CONTACT

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