

UNIT TO LET

c.42,000 ft² (3,092 m²)



MIN 6M
EAVES



UNDER
REFURBISHMENT



24/7
SECURITY



INDICATIVE



www.ipif.com/blackrod

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 1A, BLACKROD INTERCHANGE

STATION ROAD, BOLTON, BL6 5JE

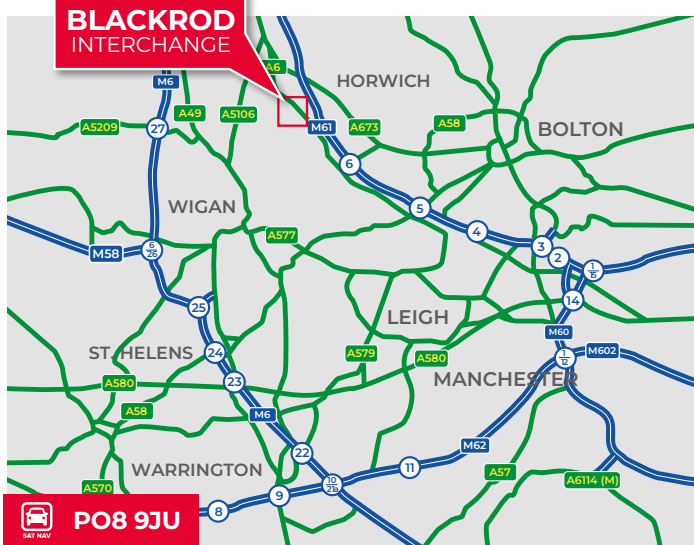
IPIF

LOCATION

The premises are located in Blackrod, on Station Road (B5238), which lies just off the Blackrod By-pass (A6). There is easy access to the national motorway network via junction 6 of the M61 motorway which lies within 1.5 miles. Bolton town centre lies approximately 6 miles away and Manchester city centre 16 miles to the South East.



INDICATIVE



DESCRIPTION

The property comprises a warehouse / industrial unit of steel portal frame construction. The unit benefits from a minimum 6m eaves, a yard area, 2x level access loading doors, 1x dock level loading door, ground floor and first floor accommodation and designated car parking. The unit is also situated within a gated industrial estate that benefits from 24/7 onsite security. The unit is set to be refurbished.

ACCOMMODATION & SPECIFICATION

UNIT 1A	ft ²	m ²
TOTAL	42,000	3,092

- To be refurbished
- Steel portal frame construction
- 6m minimum eaves
- Yard area
- All main services to the unit
- Concrete floor
- 2 x level access loading doors
- 1 x dock level loading door
- GF/FF office accommodation
- Designated car parking



LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the Landlord

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