



## To Let Industrial/Workshop Unit

Unit 37, Tonge Bridge Workshops, Tonge Bridge Way, Bolton, Lancashire, BL2 6BD

810 ft<sup>2</sup> (75.25 m<sup>2</sup>)

- Established Industrial Location
- Excellent transport links
- Flexible Lease Terms Available
- Open plan storage/workshop space
- Secure location

## Description

The Tonge Bridge Workshops provide a row of terraced single storey self contained industrial units suitable for storage or a workshop for light manufacturing. They provide open plan units with a concrete floor and manual roller shutter, W.C.s, 3 phase electricity, gas blowers in some of the units and an eaves height. They also have the benefit of on site car parking which is shared. The site is secure by a palisade perimeter fence.

Unit 37 extends to 75.25 m2 (810 ft2) on a Gross Internal Area Basis.

## Location

The property is situated on the Tonge Bridge Industrial Estate off Bury Road, a major arterial route that links Bury with Bolton Town Centre. It is also in close proximity to the A666, which ultimately links to the regional motorway network.

This estate is popular for industrial and workshop occupiers due to its good transport links, site security and proximity to local amenities.

## Accommodation

Unit 37 provides 810 ft<sup>2</sup> of accommodation on a Gross Internal Area basis

## Rent and Lease Terms

£6,200 Per annum exclusive of all other outgoings including business rates and utilities and payable monthly in advance. The lease will be a new full repairing and insuring lease for a term to be agreed.

The terms of the lease will be outside sections 24-28 of the Landlord and Tenant Act 1954 Part II. There will be a service charge payable for the upkeep of the estate further information will be provided for interested parties. Interested parties will be required by Bolton MBC to complete an application form in order to assess suitability as a tenant including a credit check. A copy of the form will be provided on request.

## Planning Use

The units are suitable for light workshops, manufacturing, storage and distribution. Motor trade or vehicle workshops are not permitted on the estate.

Alternative uses may be considered on their own merits along with any planning consents required.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £4,850

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

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