



## To Let - Mill Accommodation suitable for storage and other uses.

Denmark Mill, Cawdor Street, Farnworth, Bolton, North West, BL4 7NL

2,426 ft<sup>2</sup> (225 m<sup>2</sup>) – 4,391 (408 m<sup>2</sup>)

- Flexible Mill Space Available
- Ideal for storage or distribution
- No Motor trade or car garages
- Flexible lease terms available
- Good transport Links
- Established Industrial Location

## Description

Denmark Mill comprises a detached and traditional 3 story Mill with shared yard space and parking. The In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

available accommodation is arranged over upper ground and second floors, and has been sub-divided within to create a number of self-contained units, which are lettable separately and individually metered for electric/utilities. The upper ground floor can be accessed via a shared ramp for loading and unloading.

The second floor has recently been refurbished and provides a range of mill space for storage, there is a large self-contained yard area with gated access from Thynne Street and Cawdor Street.

## Location

The property is located on Cawdor Street, at its junction with Thynne Street, in the popular Farnworth area of Bolton. The immediate vicinity is an established industrial and manufacturing location, consisting of a mixture of older style mill building and some newer more modern warehouse and distribution facilities.

It has good access to the A(666) St Peters Way and Moses Gate Train Station is a short distance from the subject property.

## Accommodation and Rental Terms

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Upper Ground Floor Unit 8 - 3,616 sq ft - £14,000 pa

Upper Ground Floor Unit 9 - 3,175 - £12,000 pa

1st Floor Unit 10 - 2,426 sq ft - £6,000 per annum

1st Floor Unit 12 - 4,391 - £10,000 per annum

Please note the upper ground floor units could be combined to 6,791 sq ft. All rents are exclusive of, Business Rates, Service Charge and Utilities. The leases are held on full repairing and insuring lease for a term to be agreed.

## Planning Use

Use Class E - Industrial use

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Business Rates may be applicable subject to future uses, we would suggest interested parties contact the rates department of Bolton MBC or the Valuation office Agency (VOA) for further information.

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030

[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)



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