

UNIT TO LET

44,400 ft² (3,991 m²)



FULLY
REFURBISHED



MIN 6.5M
EAVES HEIGHT



NEW OFFICE
ACCOMMODATION



EPC
A



NEW
ROOF



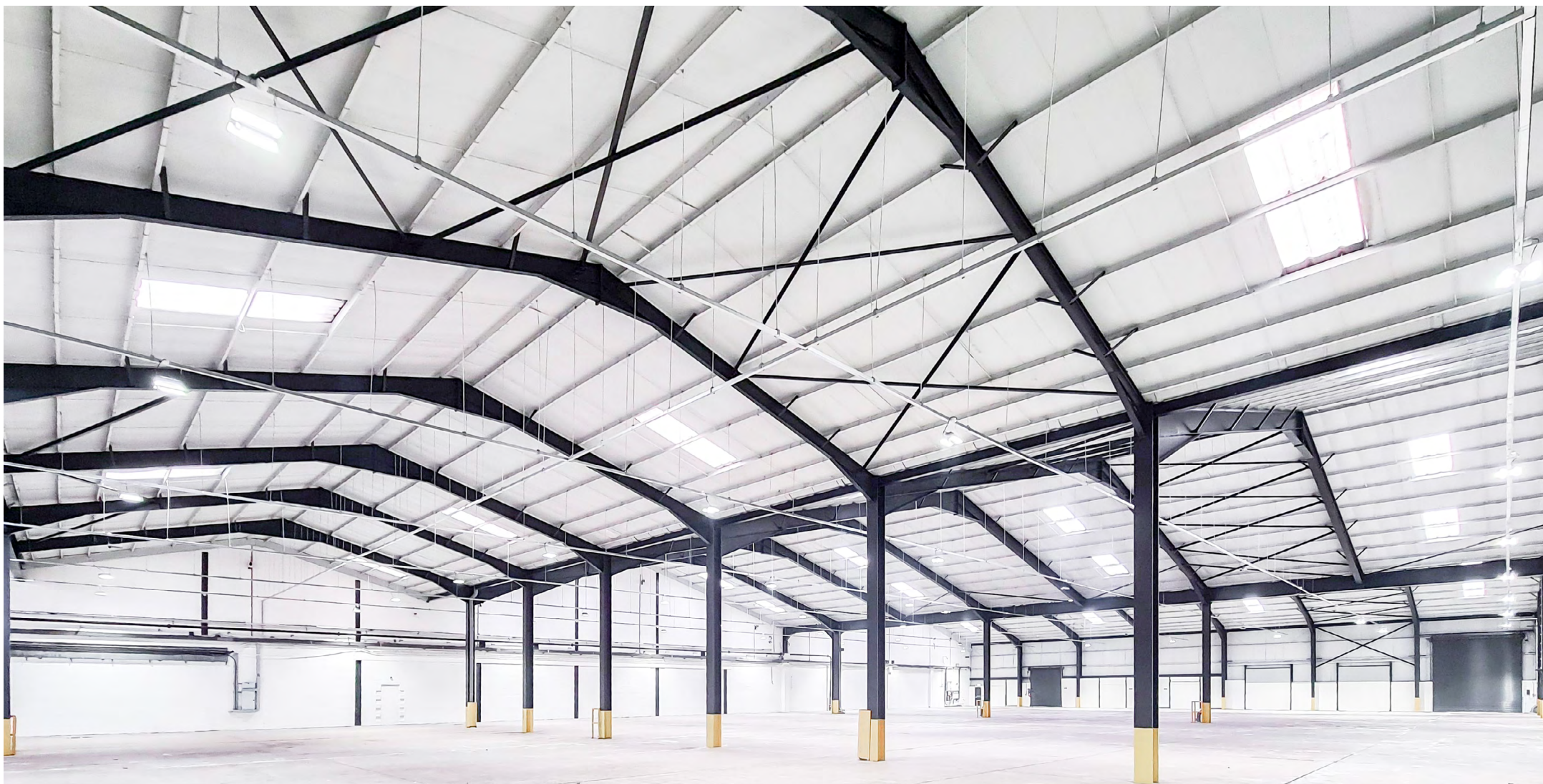
www.ipif.com/blackrod

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 1A, BLACKROD INTERCHANGE

STATION ROAD, BOLTON, BL6 5JE

IPIF



**STEEL PORTAL
FRAME CONSTRUCTION**



**CONCRETE
FLOOR**



**2X LEVEL ACCESS
LOADING DOORS &
1X NEW DOCK LEVELLER**



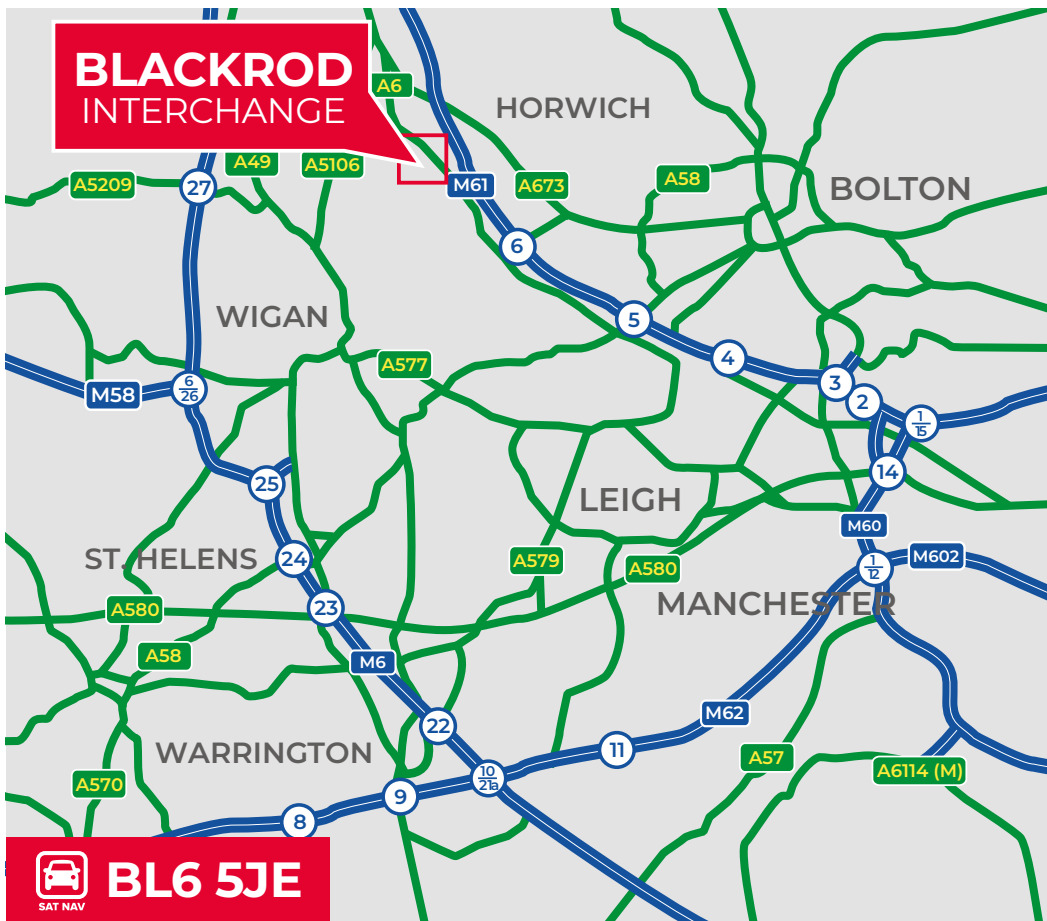
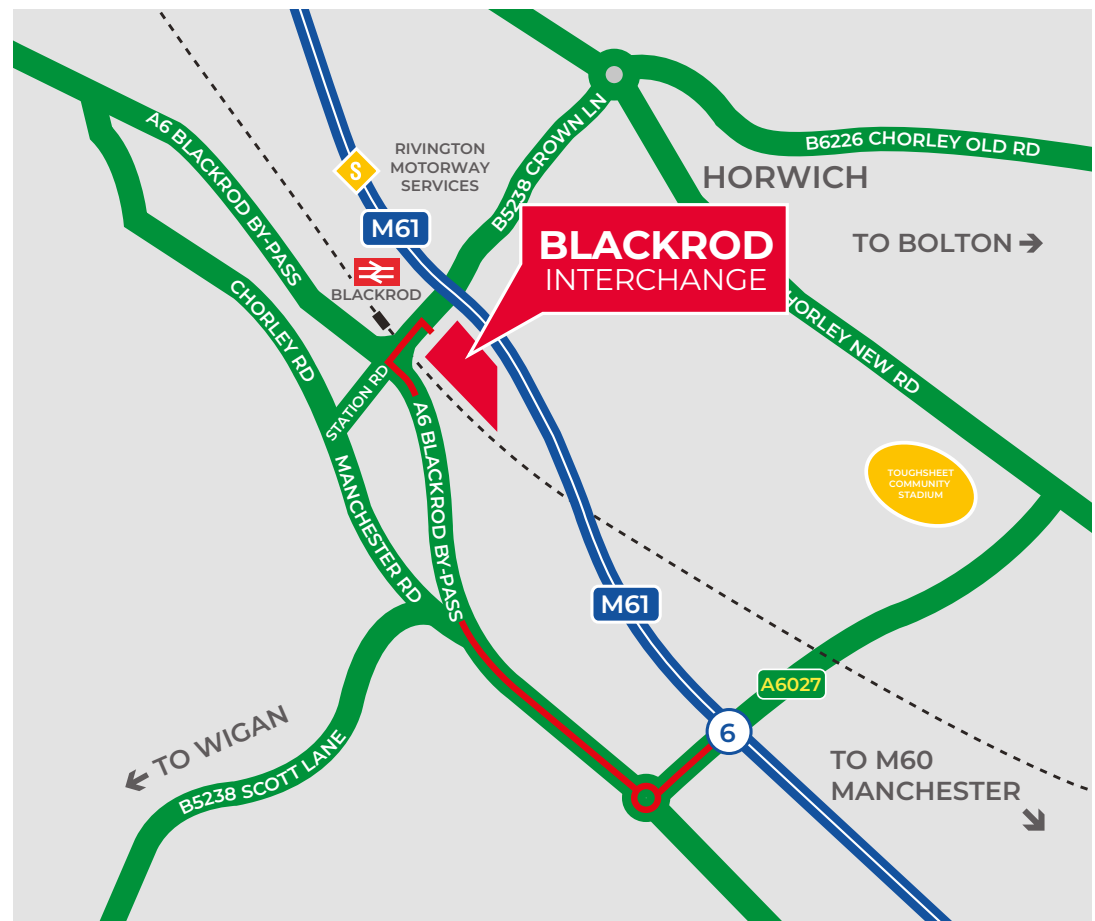
**DESIGNATED
CAR PARKING**



**YARD
AREA**



**ALL MAIN
SERVICES TO UNIT**



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.

LOCATION	DISTANCE	MINS
Blackrod Station	0.1 miles	< 1 min
A6	0.3 miles	< 1 min
M61 (J6)	1.5 miles	3 mins
Bolton	6 miles	27 mins
M6 (J27)	8 miles	25 mins
M60	15 miles	30 mins
Manchester	16 miles	51 mins
Liverpool	30 miles	1 hr 21 mins

*All times & distances have been sourced from Google Maps.





DESCRIPTION

The property comprises a warehouse / industrial unit of steel portal frame construction. The unit benefits from a minimum 6.5m eaves, a yard area, 2x level access loading doors, 1x new dock leveller, 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 has been fully refurbished and is ready to occupy.

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 1A	ft ²	m ²
Warehouse	41,912	3,797
Office Accommodation	2,088	194
TOTAL	44,000	3,991

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

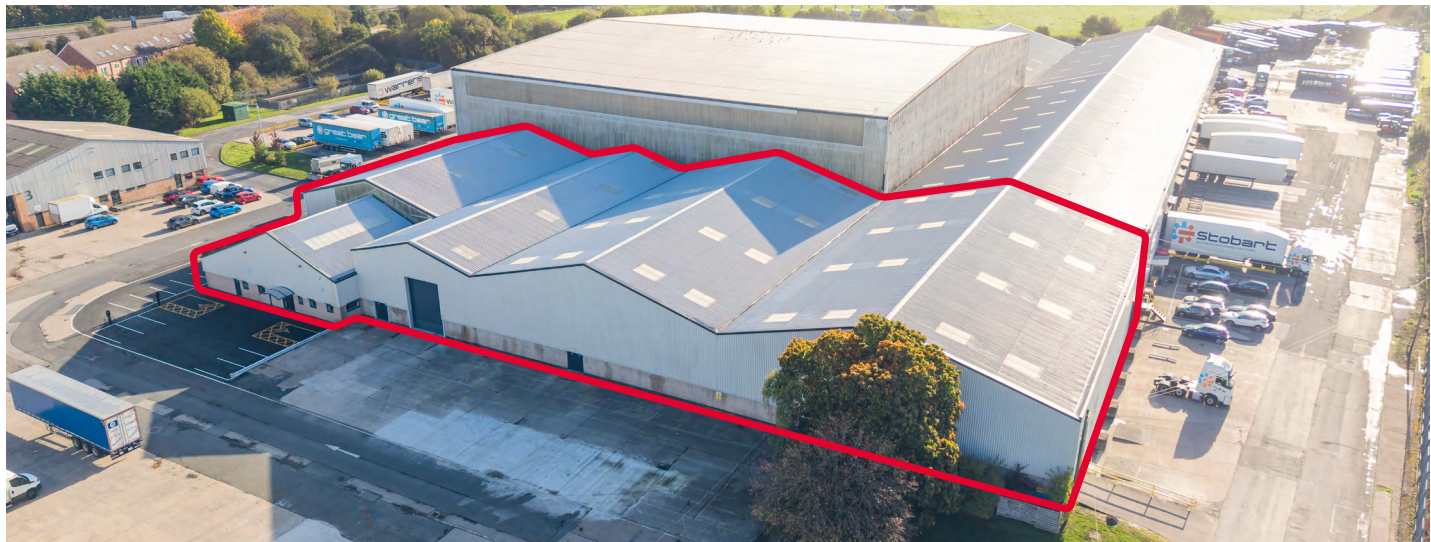
Each party will be responsible for their own legal costs incurred in this transaction.

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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