

**Unit 6
Riversdale Industrial Estate
BL3 1SJ**

B8
0161 375 6000
www.b8re.com

TO LET

INDUSTRIAL / WAREHOUSE UNIT



10,471 SQ FT (972.82 SQ M)

LOCATION

The property is set within the Riversdale Industrial Estate, in an established industrial area at the Western end of Darcy Lever and to the South of Bolton Town Centre.

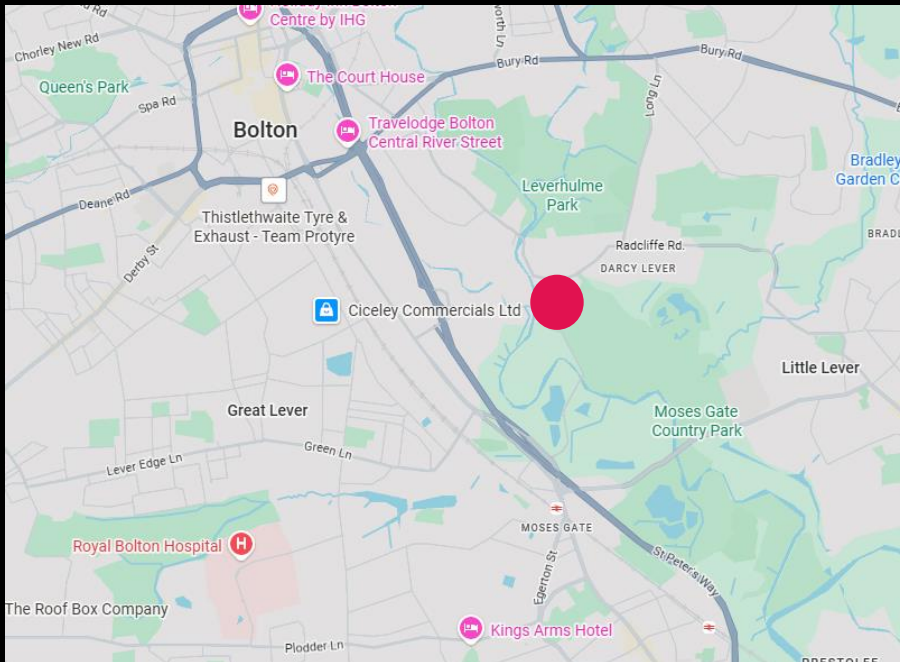
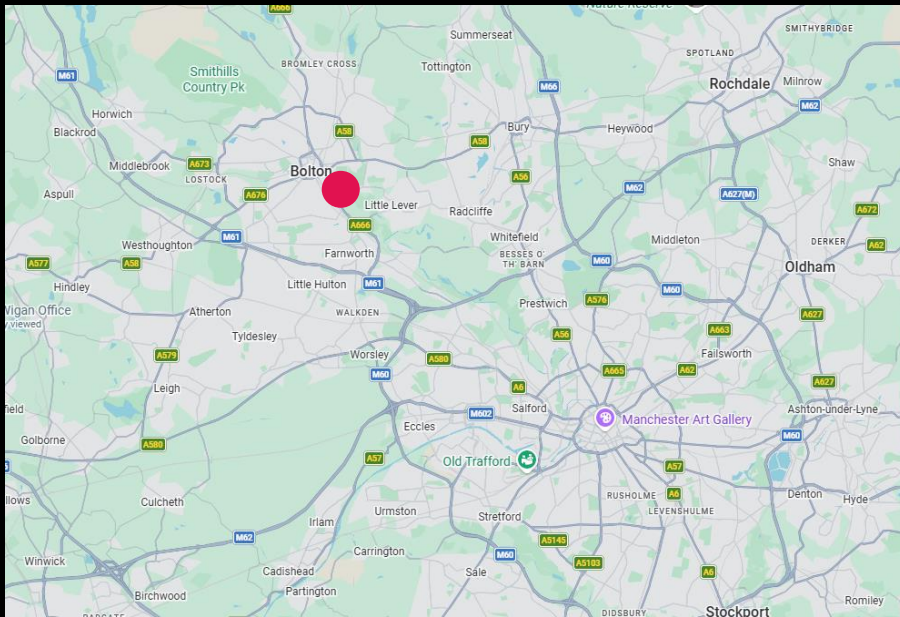
The property has good transport links being approximately 1 mile north of the A666 St Peters Way, which in turn connects with the M60 and M61 at the interchange 4 miles South of the property.

DESCRIPTION

The accommodation comprises an open-plan storage / warehousing unit situated within an established industrial estate, with shared loading and parking available at the frontage:

- New roof
- Steel portal frame construction
- Brick elevations
- Open plan warehouse space
- 1 level access loading door
- Solid concrete floor
- WC facilities
- Parking to the front elevation
- 3 phase power supply
- Shared yard area
- Translucent roof lighting





TERMS

Available on a new Full Repairing and Insuring lease.
Terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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