

TO LET

Unit E, Sunset Business Park,
Kearsley, Bolton, BL4 8RL

B8
REAL ESTATE



INDUSTRIAL / WAREHOUSE UNIT

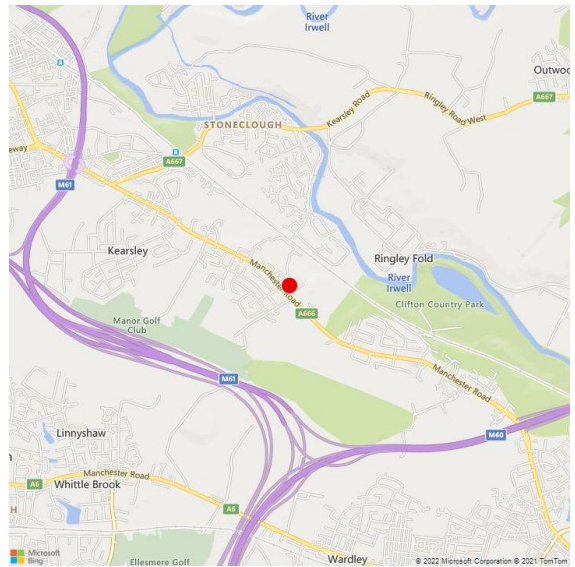
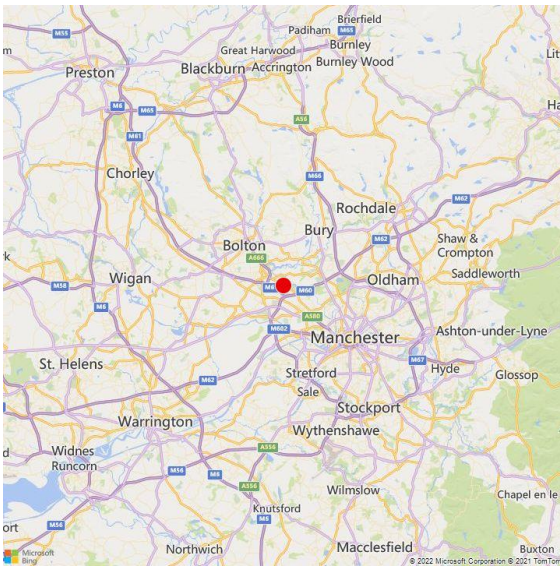
(Previously used as a film studio)

7,181 SQ FT (667.13 SQ M)

- Eaves height of 8.2 eaves
- Secure site with gated security
- Soundproof boarding
- Dedicated car parking area

0161 375 6000

www.b8re.com



LOCATION

Sunset Business Park is located approximately 4.4 miles southeast of Bolton town centre and 7.7 miles north west of Manchester.

The unit is situated just 1.5 miles away from Junction 15 of the M60 motorway and 2.5 miles east of Junction 15 of the M60 orbital motorway.

DESCRIPTION

Unit E, Sunset Business Park is a detached unit & part of a gated secure estate. The unit has previously been used as a filming studio with soundproof boarding but is of steel portal frame construction and can be used for warehousing purposes.

Internally, the unit benefits from dedicated welfare facilities and open plan warehousing accommodation with an eave's height of 8.2 metres and high bay warehouse lighting served by one sliding loading door.

Externally the property benefits from a shared yard facility, with a separate car parking area available.

ACCOMMODATION

	Sq M	Sq Ft
Total	667.13	7,181

LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

LEGAL COSTS

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

EPC

Available upon request

CONTACT

For further details or to arrange an inspection please contact: -

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