



Plodder Lane, Farnworth, Bolton BL4 0LR

UNDERGOING FULL REFURBISHMENT

TO LET Units B9 – B12

Modern Warehouse / Trade Counter Units

4,844-29,951 sq ft



 **Excellent access Junction 4 M61**



UNITS B9-B12

Unit B9

Unit B10-12





UNDERGOING FULL REFURBISHMENT

The units are steel portal frame warehouse units, with mostly full height brick elevations, with offices and ancillary accommodation to the front and will provide the following specification:



5.7M eaves



Up to 5 level access doors



Office and amenity space



LED lighting throughout



Close proximity to Junction 4 of M61 motorway



Fully secure estate with out of hours gated entry



Recently replaced roof





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Accommodation

B10 - B12	Sq M	Sq Ft
Main office GF	83	895.54
Main office FF	83	895.54
Warehouse	2,069	22,272
Ancillary office	97	1,044
Total		25,107

B9	Sq M	Sq Ft
Office		472
Warehouse	406	4,372
Total		4,844

Total	2,738	29,951
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Units can be combined



Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

On application

Rates

Available on request.

Legal Costs

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

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

EPC

An energy performance certificate is available on request.

Excellent access Junction 4 M61



M61 J4
Close proximity
0.4 miles



Bolton Train Station
Atherton Train Station
< 2.5 Miles



Drive Times

Logistics North	3 Mins
Middlebrook Shopping Centre	7 Mins
Walkden Town Centre	11 Mins
Bolton Town Centre	13 Mins
Manchester City Centre	19 Mins



Viewings & Further information

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