

LAST 2 REMAINING UNITS

TO LET
UNIT G & H
LECTURERS
CLOSE

BOLTON, BL3 6DG

14,626 & 17,784
SQ FT

UNIT H

UNIT G

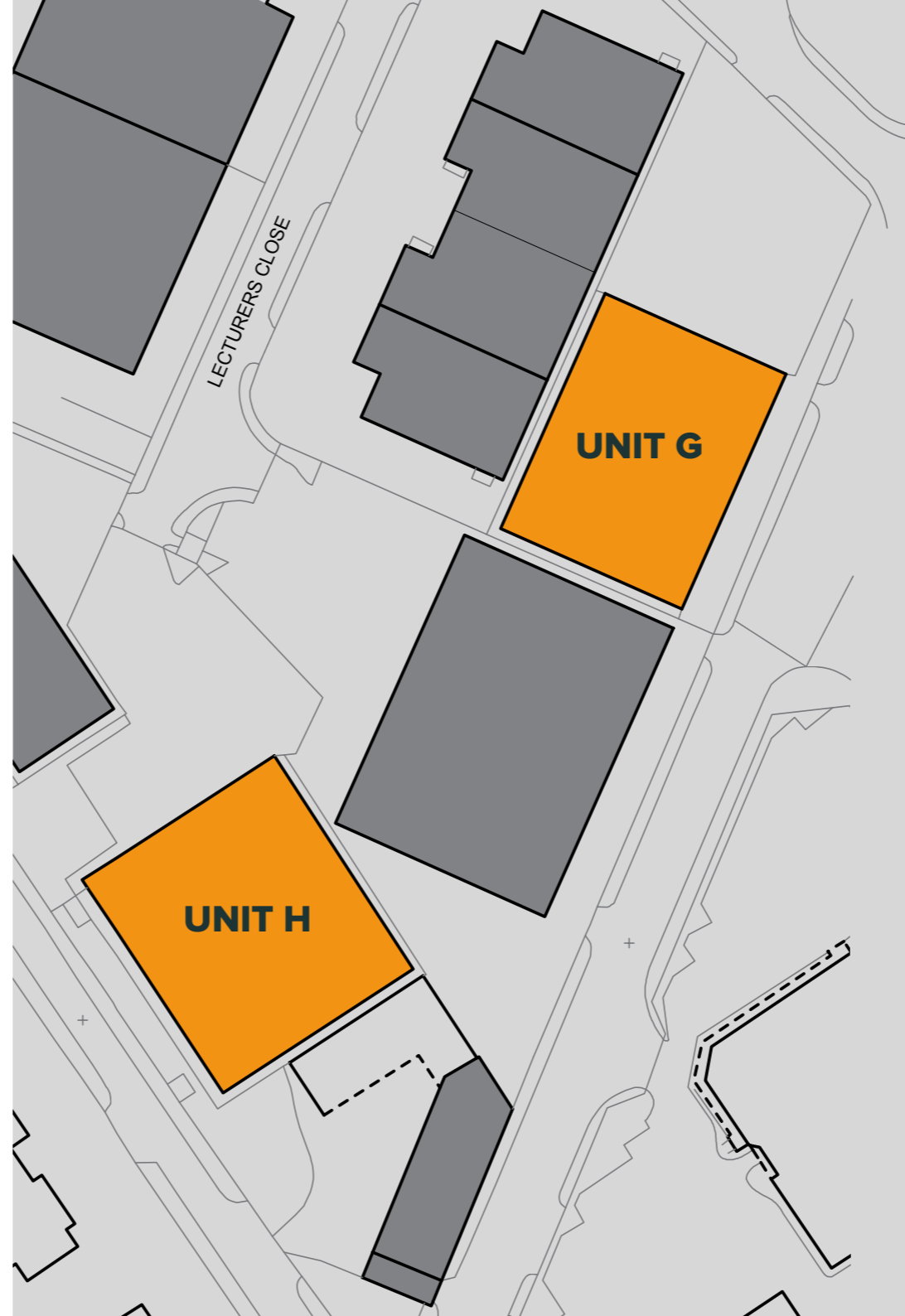
- Large enclosed yard areas
- Within ¼ mile from Bolton Town Centre
- Ideal For Trade/Leisure Use (Subject to Planning)



UNIT G



UNIT H



UNIT G & H LECTURERS CLOSE

BOLTON, BL3 6DG

DESCRIPTION

The accommodation will provide fully refurbished units suitable for modern warehouse / trade counter / leisure unit use.

The units are of steel portal frame with part brick part newly clad elevations and offers the following specification:

-  **Large yard / car parking area**
-  **Drive in electric roller shutter to warehouse**
-  **Customer / trade counter access doors**
-  **Ideal for leisure / trade counter use**

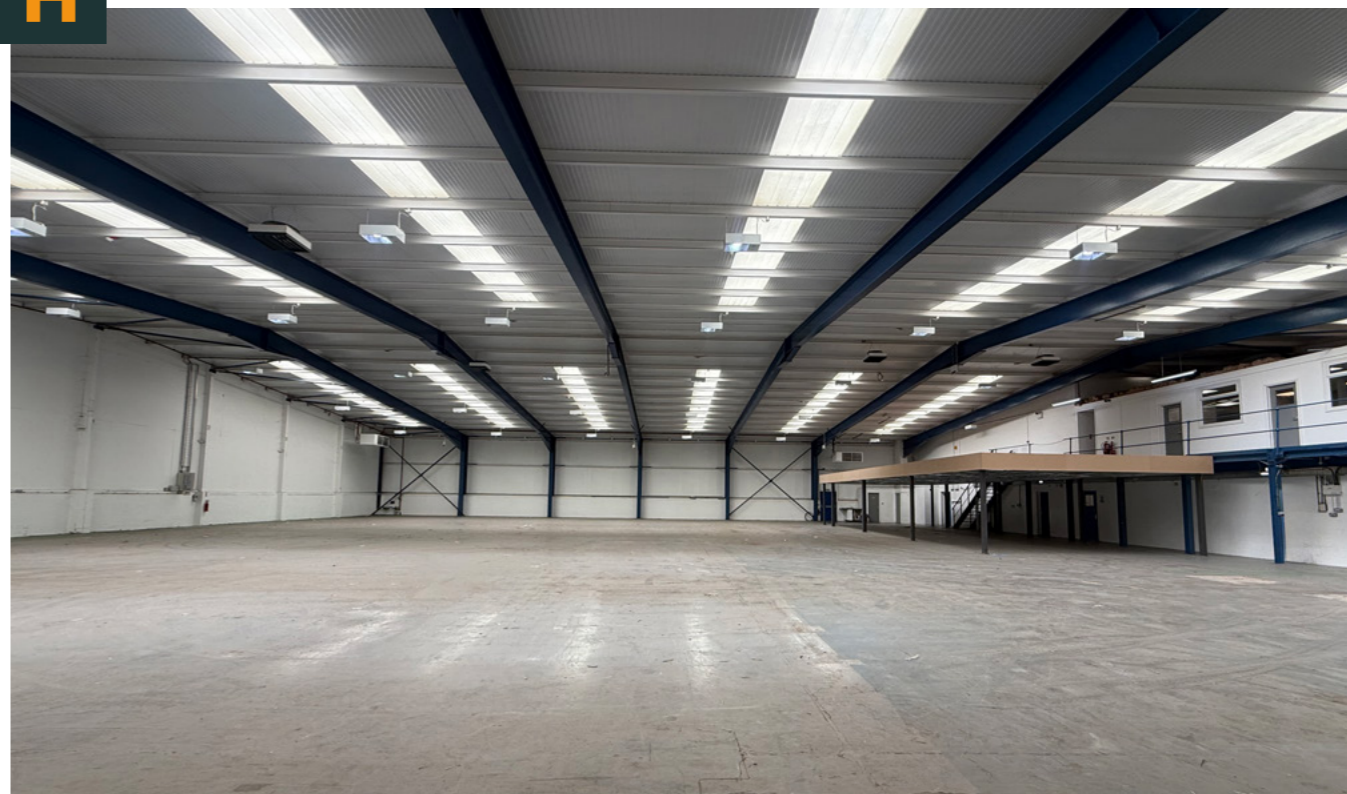
ACCOMMODATION

The floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas:

UNIT	SQ FT	SQ M
G	14,626	1,358.8
H	17,784	1,652.2



UNIT H





Bolton Town Centre

University
Of Bolton

Bolton Bus
Interchange



Wickes



TK-MAXX

Bolton
Shopping Park

COSTA

Bolton Railway
Station



Sainsbury's

Lectures
Close

TPS
for Volkswagen Group
Genuine Parts

Bridgeman Street

UNIT G

Brandon Hire Station
The UK's Tool and Equipment Hire Specialist

UNIT H



halfords



Within this location there are a number of well established occupiers in close proximity.



LOCATION

The subject property is located on the established Lecturers Close Industrial Estate which is accessed directly from Bridgeman Street.

Lecturers Close lies within 1/2 mile of Bolton Town Centre and within a mile of the A666, which links the town to the motorway network.



UNIT H

UNIT G

UNIT G & H LECTURERS CLOSE

BOLTON, BL3 6DG

TERMS

The properties are available by way of a new leases at terms to be agreed.

RATEABLE VALUE

We advise that you make your own enquiries with the Local Authority.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

VAT

VAT may be applicable to the lease.

EPC

Upon enquiry.

VIEWING

Strictly by appointment with the agents:

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