



Unit F2/B

Lomax Way, Logistics North, Bolton, BL5 1FQ

**Available now via
assignment**

55,556 sq ft

(5,161.32 sq m)

- 55,556 sq ft
- 10m to underside of haunch
- Lease expiry March 2030, inside the LTA 1954
- 52 car park spaces + 14 lorry spaces
- Rent of £610,000 pa (£11 psf)
- RV £477,500 rates payable 2026-27 of £233,975
- Service Charge £5,178 + vat
- Insurance 2026 of £26,087
- EPC 17A

Unit F2/B, Lomax Way, Logistics North, Bolton, B15 1FQ

Description

Unit F2/B is a modern, high-specification warehouse and industrial facility situated within Logistics North, one of the North West's premier logistics and manufacturing destinations. Strategically located immediately adjacent to Junction 4 of the M61. Logistics North has established itself as one of the region's most successful employment developments, offering an outstanding business location supported by high-quality infrastructure, excellent transport links and a strong labour catchment.

Location

The site lies at the heart of the region's motorway network being adjacent to junction 4 of the M61. The M62 is three miles away, providing access to 20 million consumers and 60% of UK businesses within a two hour drive of the site. The M6 is within a 20 minute drive of the site, providing good access to Scotland and the Midlands

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse/Amenity	55,556	5,161.32	Available
Total	55,556	5,161.32	

The Lease

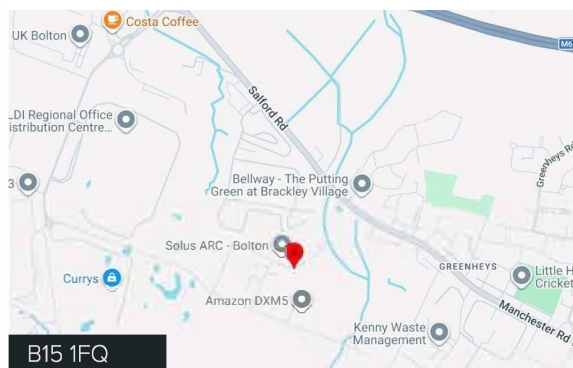
The property is held by way of a full repairing and insuring lease for a term of 10 years from March 2020 (inside the LTA 1954). The current passing rent is £610,000 pa

Viewings

Strictly by appointment through sole agents Doherty Baines

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation



Summary

Available Size	55,556 sq ft
Passing Rent	£610,000 per annum
Rates Payable	£233,975 per annum
Service Charge	£5,178 per sq ft
Estate Charge	N/A
EPC Rating	A (17)

Viewing & Further Information



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DohertyBaines