



Unit F1A

Lomax Way, Logistics North, Bolton, BL5 1FQ

**Available now via
assignment**

62,952 sq ft

(5,848.43 sq m)

- 62,952 sq ft GIA
- 10m to underside of haunch
- Lease expiry March 2030, inside the LTA 1954
- 86 car park spaces (smoking shelter occupies one of these spaces) + 20 lorry spaces
- Passing Rent of £690,000 pa (£11 psf)
- RV £555,000 rates payable 2026-27 of £287,490
- Service Charge 2026 of £5,867 + vat
- Insurance 2026 of £29,560 + vat
- EPC 17A

Unit F1A, Lomax Way, Logistics North, Bolton, BL5 1FQ

Description

Unit F1A 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	59,941	5,568.70	Available
1st - First Floor Offices	3,011	279.73	Available
Total	62,952	5,848.43	

The Lease

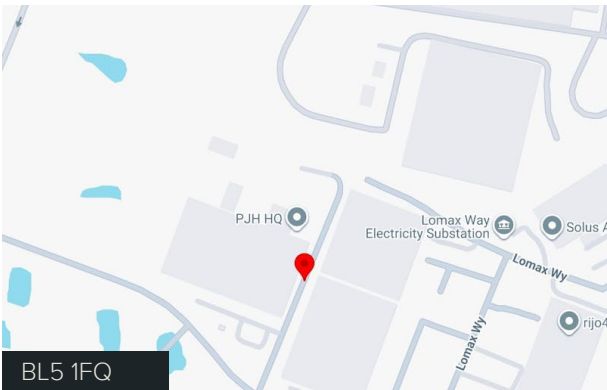
The property is held by way of a full repairing and insuring lease for a term of 10 years from March 2020 (inside the LTA 1954). The current passing rent is £690,000 pa

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	62,952 sq ft
Passing Rent	£690,000 per annum
Rates Payable	£287,490 per annum
Service Charge	£5,867 per annum
VAT	Applicable
Estate Charge	N/A
EPC Rating	A (17)

Viewing & Further Information



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