

TO LET BOLTON

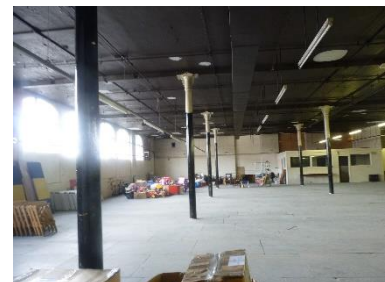
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11,000 SQFT GROUND FLOOR WAREHOUSE SPACE



£38,500 PER ANNUM

- A large, open plan ground floor warehouse spanning 11.000 sqft
- **Ample parking** onsite, highly visible location
- Offices, kitchen and toilet area
- **24 hour access**
- Communal access **roller shutter**, private pedestrian access



To Let Bolton | Westgate House | Westgate Avenue | Bolton | Greater Manchester | BL1 4RF

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Warehouse at Nortex Mill
Chorley Old Road
Bolton, BL1 3AS

Property Ref: NORTEX-MILL-WH

Description:

Nortex Mill is a stunning and historic mill predominantly situated on the very busy, popular and locally well known Chorley Old Road in the heart of Bolton.

To the rear of the mill is a well sited 11.000 sqft open plan warehouse space available at ground level. Accessed via 2 private pedestrian entrances and a communal large roller shutter door.

There is ample parking and several bus stops within very close proximity. Bolton Town Centre and Train station are within 1 mile.

Important Information:

Rent	£38,500 per annum
Service Charge	To be confirmed
Building Insurance	To be confirmed
Electric	Recharged at 23.2p per kw/h
Lease type	Lease
Lease Term	By negotiation
VAT	At the prevailing rate
Available	Immediately
Business Rates	Rateable Value of £17,250 https://www.tax.service.gov.uk/business-rates-find/summary/17317049000?uarn=9209827000

Location:

