

TO LET

INDUSTRIAL UNIT WITH MEZZANINE

97.49 SQ M (1049 SQ FT)

Lamb & Swift
Commercial Property

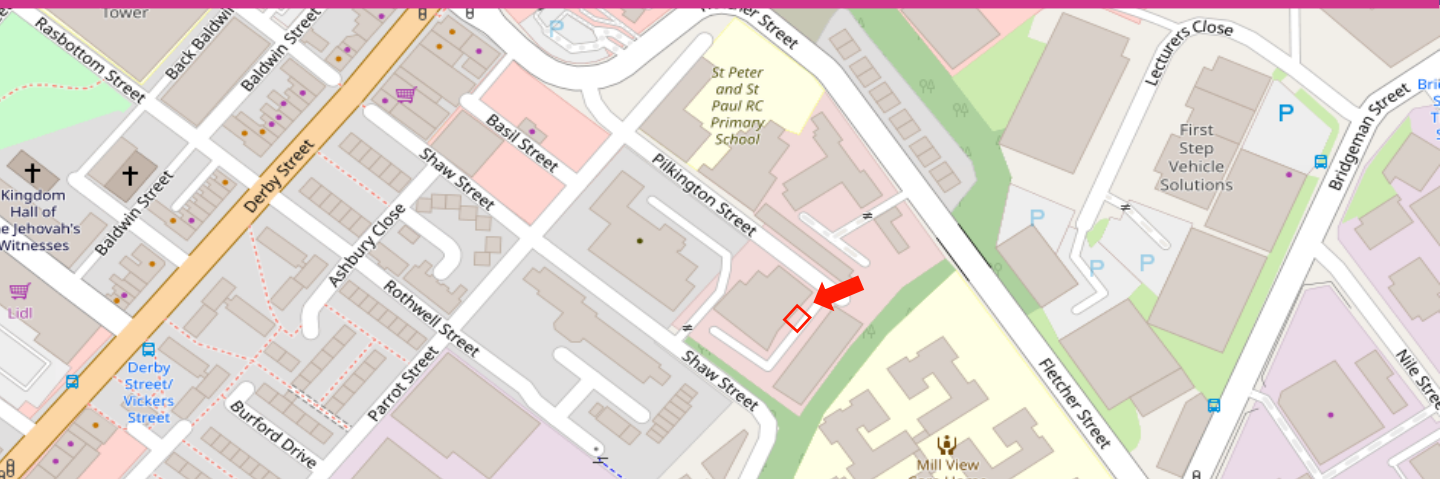
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**UNIT 3
KENYON BUSINESS PARK
BOLTON
BL3 6HL**

£8,750
Per annum

- **Modern Industrial/Warehouse Unit**
- **Mezzanine Office Accommodation**
- **3 Phase Electric Supply**
- **Easy Access To The A666**
- **Electric Roller Shutter**
- **Rental £8,750 per annum**



LOCATION

The subject property comprises an industrial unit situated within the established Kenyon Business Park on Pilkington Street, approximately 1 mile south-west of Bolton Town Centre. The estate provides a well-established commercial location with a mix of industrial, trade counter and warehouse occupiers.

The property benefits from excellent communication links, with convenient access to the A579 and A666, providing good connectivity throughout Bolton and the wider Greater Manchester region. Public transport facilities are available nearby, with Bolton Railway Station located approximately 1.5 miles to the north-east, providing regular services to Manchester and the wider Northwest region.

DESCRIPTION

The subject property comprises a modern industrial / warehouse unit of steel portal frame construction with part brick and profile metal cladding elevations, set beneath a pitched roof covering. The unit benefits from a full height electric roller shutter loading door together with a separate entrance.

Internally, the accommodation provides open plan warehouse space together with a mezzanine office area. The premises benefit from 3 phase electricity and would suit a variety of industrial, storage, workshop and trade counter occupiers. Externally, the unit benefits from loading and parking provisions within the estate.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Main Unit	75.26	810
Mezzanine	22.23	239
TOTAL	97.49	1,049

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £8,750 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SERVICE CHARGE

The property is subject to a service charge, currently charged at £0.50 per sq ft, covering annual management and administration, annual accountants' audit fee, communal electricity supply, external landscaping and litter picking, gutter cleaning, car park repairs/relining and a contingency provision.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £7,400 from 1st April 2026. Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

EPC

An EPC has been commissioned, and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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