

TO LET

DRAFT



PLATINUM BUSINESS PARK

LOSTOCK INDUSTRIAL ESTATE, HALL LANE,
LOSTOCK, HORWICH, BOLTON, BL6 4FU

Computer generated image of the proposed industrial units



Speculative Industrial / Warehouse Development
6,000 - 23,245 sq ft (550 - 2,159 sq m)

PLATINUM BUSINESS PARK

Overview

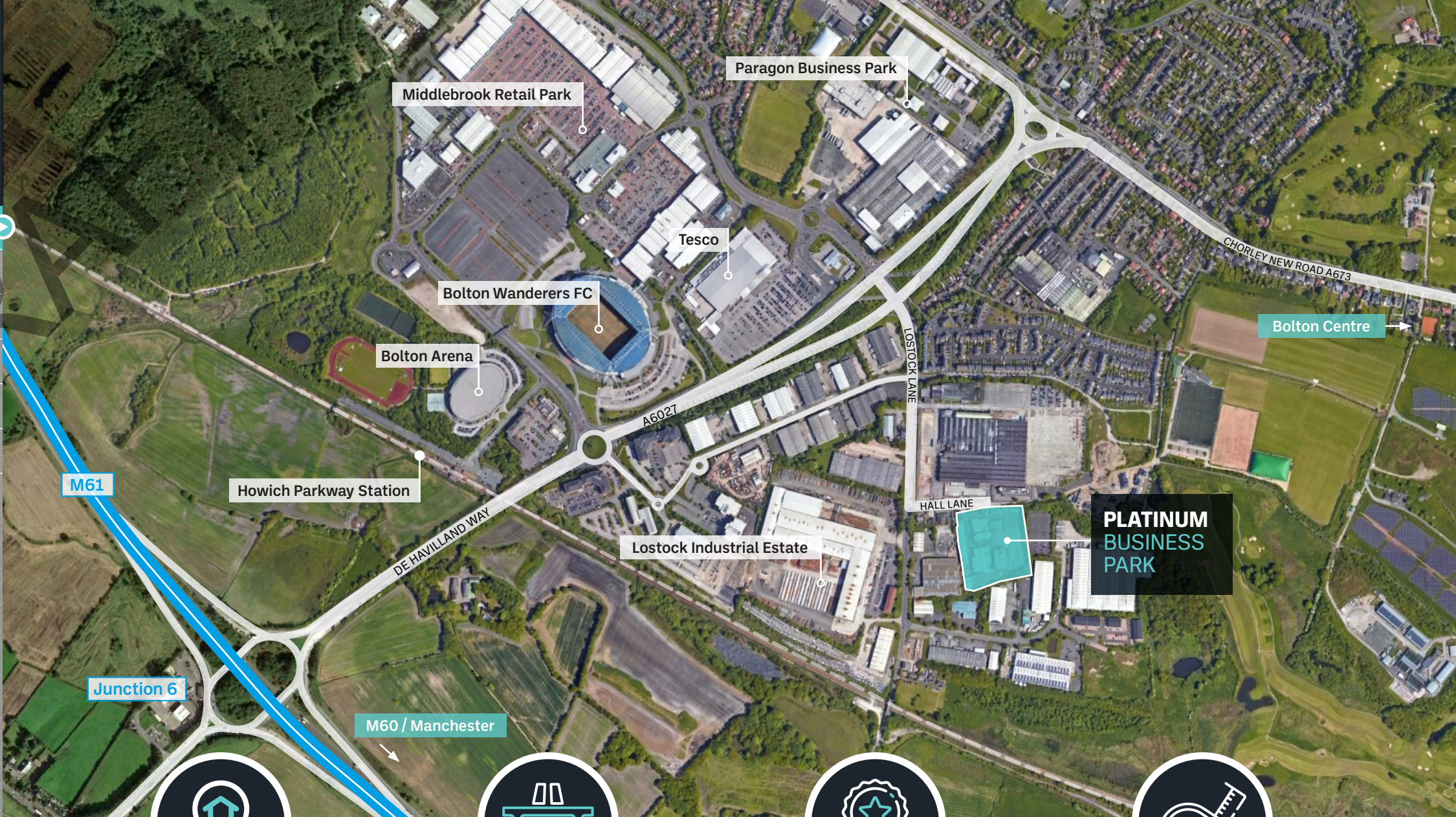
Location

Description

Site plan

Gallery

Further Information



Established industrial location



½ mile from Junction 6 of M61 Motorway



High-quality specification units



Units available from 6,000 sq ft

PLATINUM BUSINESS PARK

- Overview
- Location
- Description
- Site plan
- Gallery
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LOCATION

The development lies on Hall Lane close to its junction with Lostock Lane within a prime distribution and employment area of Bolton.

Platinum Business Park benefits from excellent road communications being approx. ½ mile Junction 6 of the M61 which links directly to the M6 and M60 motorways. It is situated off Mansell Way within close proximity to the A6 and A673.

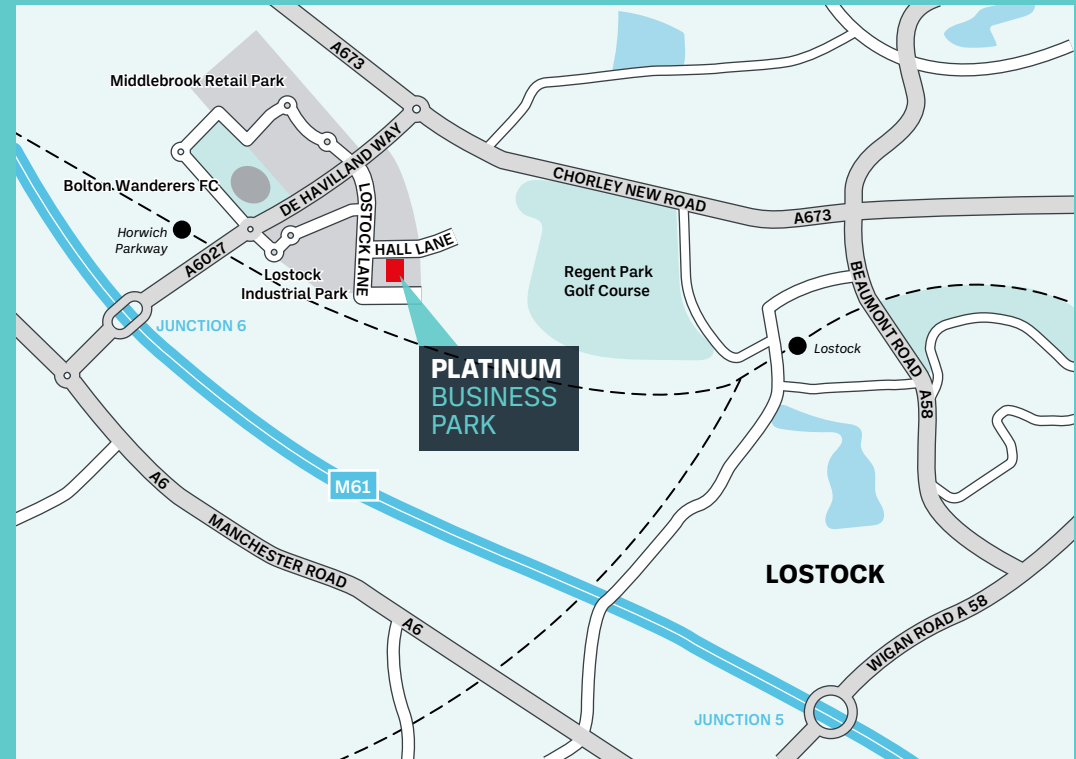
Middlebrook Retail Park is approximately ¼ of a mile north of the site which includes The University of Bolton Stadium.

SITUATION

M61 Junction 6	0.5 miles
M60 Junction 15	9 miles
Bolton Town Centre	4 miles
Manchester City Centre	16 miles
Irlam Container Port	17 miles
Manchester Airport	24 miles



Platinum Business Park benefits from excellent road communications



DESCRIPTION

The proposed units will be built to a high-quality specification by Russell WBHO including the following:



Composite roof and wall cladding including rooflights



Eaves from 6.5m up to 8.5m



Floor loading 50kn/m²



Drive-in loading doors



Minimum of 150 KVA available per unit



Secured estate



Allocated car parking to each unit



Concrete yards



Mezzanine level open plan office accommodation

ACCOMMODATION

It is proposed the scheme will comprise the following units:

	sq ft	sq m
Unit 1		
GF GIA	18,900	1,756
FF Office GIA	785	73
Total	19,865	1,829
Unit 2		
GF GIA	12,000	1,115
FF Office GIA	625	58
Total	12,625	1,173
Unit 3		
GF GIA	22,130	2,055
FF Office GIA	1,115	104
Total	23,245	2,159
Unit 4		
GF GIA	22,000	2,043
FF Office GIA	1,259	117
Total	23,259	2,160

Units can be split and therefore available from 6,000 sq ft.

A site plan showing the scheme is available to [view here](#).

Please contact the Joint Agents to discuss your precise requirements.



The units are available to lease either individually or as a whole

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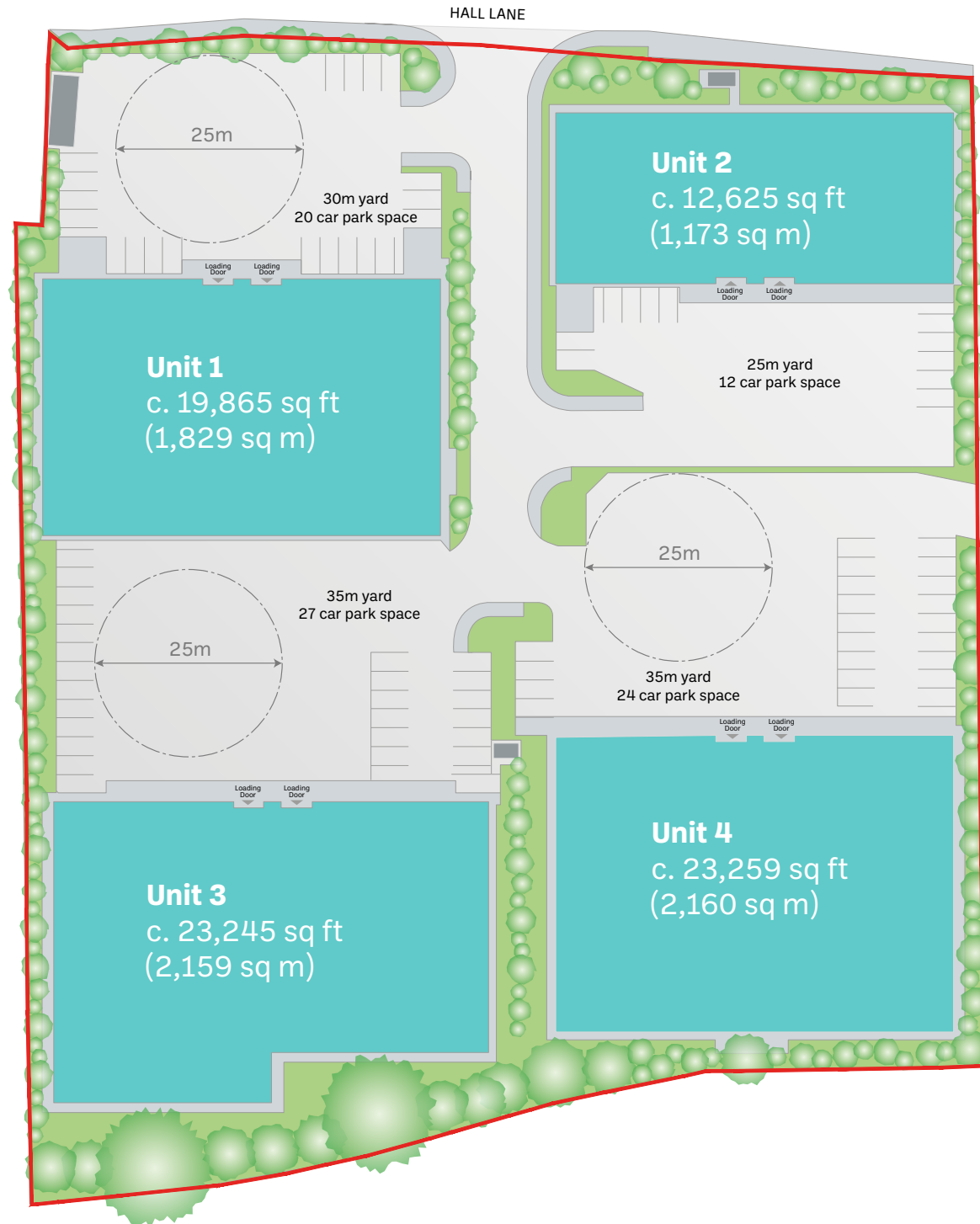
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Siteplans

Gallery

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Platinum Business Park
offers units ranging from
6,000 - 23,245 sq ft

SERVICES

We understand that mains services are available to the development including three phase electricity, gas, mains water and drainage.

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates will be prepared once the buildings are practically complete.

RATEABLE VALUE

Interested parties should make their own enquiries with the Local Rating Department.

PLANNING

We understand planning permission has been granted for the scheme to comprise B1 / B2 / B8 uses. Interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The units are available to lease either individually or as a whole on full repairing and insuring terms to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

A service charge will be payable to recover common estate management and landscaping charges. Further information on request.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

CONTACTS

Please contact the Joint Agents for any further information or if you would like to arrange to view.



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