

FOR SALE

8,981 sq ft

(834.34 sq m)

- Rare freehold opportunity
- 6m eaves
- Close proximity to the M61 motorway



Unit 11 Farnworth Industrial Estate

Emlyn Street

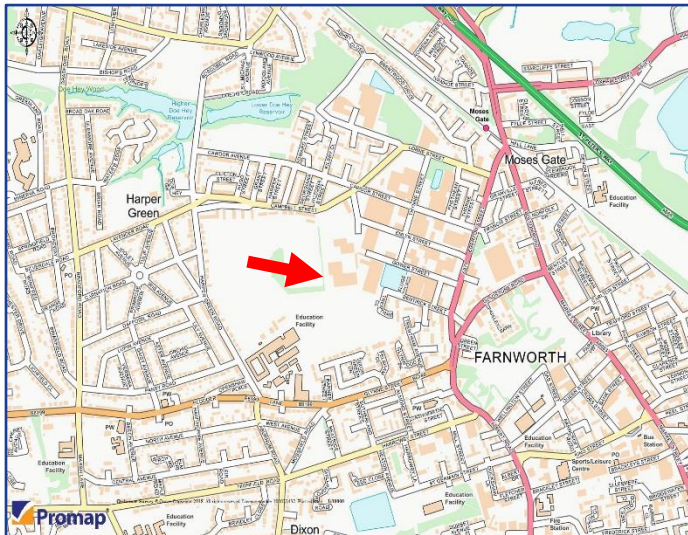
Farnworth

Bolton

BL4 7AQ

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0161 236 9999
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LOCATION

The property is located on Farnworth Industrial Estate which is situated at the head of Emlyn Street off Egerton Street (A575) which links directly to St Peter's Way (A666) which is the main arterial route from Bolton town centre connecting to the M61 and M60 Motorways and beyond. Bolton town centre is situated approximately 2 miles to the north.

DESCRIPTION

The property forms part of a larger industrial complex that has been subdivided into a number of smaller units.

Internally the unit provides warehouse and two storey office accommodation / staff facilities.

The subject property benefits from a private yard area.

SPECIFICATION

The property benefits from the following specification

- 6m eaves
- Two storey office accommodation
- 2 x roller shutter doors
- Secure yard
- Suitable for turning 40ft lorries

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Warehouse	8,574	796.5
Ground Floor Office	203.5	18.92
First Floor Office	203.5	18.92
Total	8,981	834.34

EPC

An Energy Performance Certificate is available upon request.

SERVICES

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

RATEABLE VALUE

We advise interested parties to make their own rating enquiries of the local Rating Department.

PLANNING

The property is located on an established industrial estate.

Interested parties should make their own enquiries of the Bolton Council Planning Department.

TERMS

The property is available for sale freehold.

PRICE

Upon application.

VAT

All prices, outgoings and rentals 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.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

JOHN HARRISON

Director

07767 648094

john@daviesharrison.com

SAM RODGERS

Senior Surveyor

07903 518044

sam@daviesharrison.com

