



## WINGATES INDUSTRIAL ESTATE

**TO LET**

**INDUSTRIAL / WAREHOUSE UNIT  
WITH SECURE YARDS  
20,235 SQ FT (1,879.89 SQ M)**

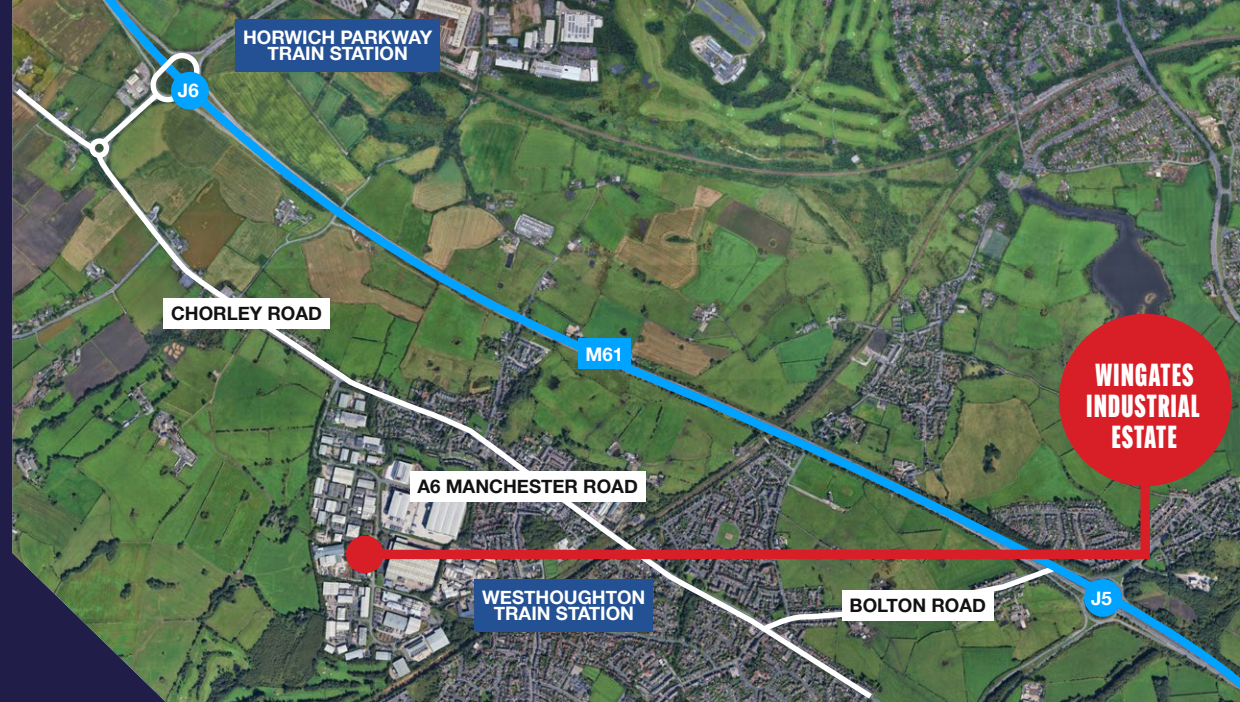
Barrs Fold Road • Bolton BL5 3XP

# UNIT 17-18



## LOCATION

The unit is located on Wingates Industrial Estates and is within 1 mile of Jct 6 of the M61 providing excellent access to the M60/M62 and wider motorway network. Wingates is an established industrial service area for the North West as it is ideally situated 5 miles from Bolton, 19 miles from Manchester and 18 miles from Preston. The estate is also well serviced by Horwich Parkway and Lostock railway stations which provide access to Manchester Piccadilly and Bolton. The estate is located within close proximity to Middlebrook Retail Park which provides an array of amenities.



## ACCOMMODATION

The property provides the following approximate gross internal areas:

AREA	SQ FT	SQ M
Warehouse	17,968	1,669.28
Ground - Office	1,351	125.51
First - Office	916	85.10
Total	20,235	1,879.89



## DESCRIPTION

The property comprises a detached modern industrial unit with part glazed and brick elevations. The unit benefits from an eaves height of 7m and an apex of 11m.

The warehouse is open plan and is accessed via 2 drive in rollers shutter doors, within the warehouse lighting is provided via box lighting and heating via ceiling mounted gas blowers. There are ground floor office and WC facilities along with first floor office and kitchenette.

Externally the unit benefits from 2 yard areas and parking for over 60 spaces

## TERMS

The premises is available by way of a new lease subject to landlord approval

## RENT

On application.

## EPC

EPC rating C (61).

## VIEWINGS

For further information or to arrange a viewing, please contact:



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