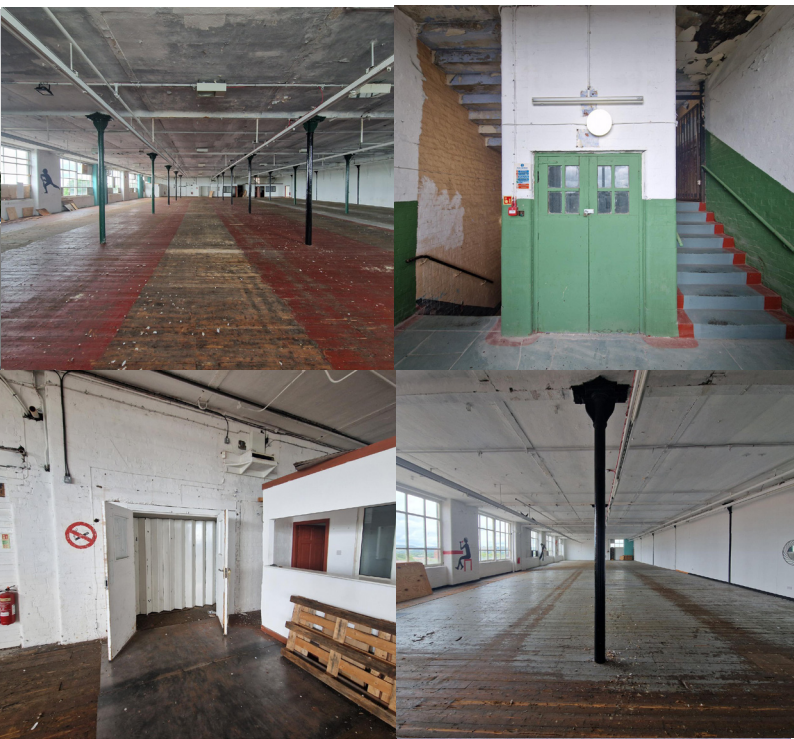




Unit 41, 3rd Floor
Brownlow Business Park
Tennyson Street
Bolton, BL1 3HW/3DX

**16,703
SQ.FT**



- Third floor warehouse unit with goods lift
- Loading access from main on site car park
- Third floor: Unit 41 - 16,703 Sq.ft overall
- Low RV: £10,750 - 100% SBRR - Nil rates
- Suitable for warehouse/online retailers/gyms
- Open plan accommodation with toilets
- Access to goods lift/communal stairwell
- On site car parking for customers/staff

Location

The property is located fronting Tennyson Street in the Halliwell district of Bolton and is a short drive to Bolton town centre and a 10 minute drive to the M61 Motorway at Little Hulton.

- Bolton: 1.5 miles.
- M61: 5 miles.
- Manchester: 13.5 miles.



Description/Accommodation

The property is located on the third floor of Brownlow Business Park and provides a mix of open plan warehouse accommodation and private offices with toilet facilities along with access to a communal goods lift and communal stairwell which service the floor directly.

Unit 41, third floor: 16,703 Sq.ft overall (VOA Measurements).

The unit has the benefit of a large communal car park accessed off Tennyson Street with access for private and commercial vehicles along with access for artic lorries.

Suitable operators include warehouse, storage, online retailers, leisure uses including gyms, photography studios and a number of alternative uses which fall under E use class.

Site Operating Hours: Monday - Friday 9am-5pm. Saturday 9am - 3pm. Sunday - Closed.

Rateable Value

Rateable value: £10,750 - 100% SBRR AVAILABLE.
Small Business Rates Multiplier 2023/24: 49.9p.
100% SBRR available - Nil payable business rates.
Interested parties are advised to make their own enquiries with BMBC - 01204 331634.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£41,757.50 per annum exclusive - £2.50/Sq.ft.

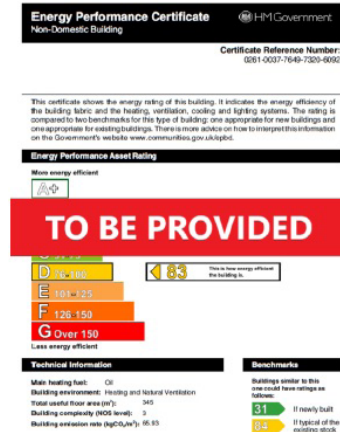
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Estimated £0.50p/Sq.ft.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for a contribution of £500+VAT towards Landlords legal costs.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2025.