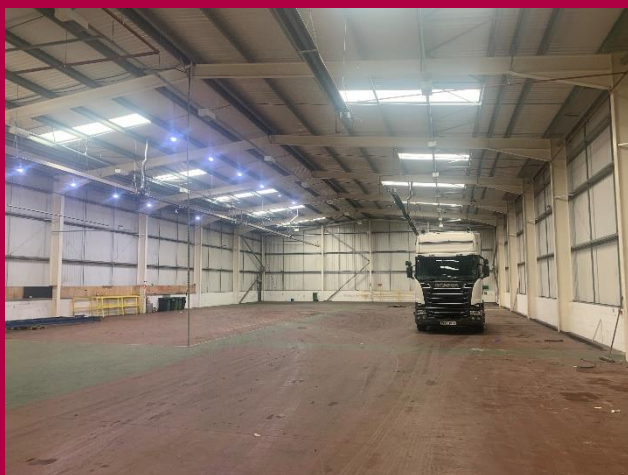


TO LET

UNIT 1, EASTER PARK,
WINGATES INDUSTRIAL ESTATE,
BOLTON, BL5 3XU

B8
REAL ESTATE

Currently Under Refurbishment



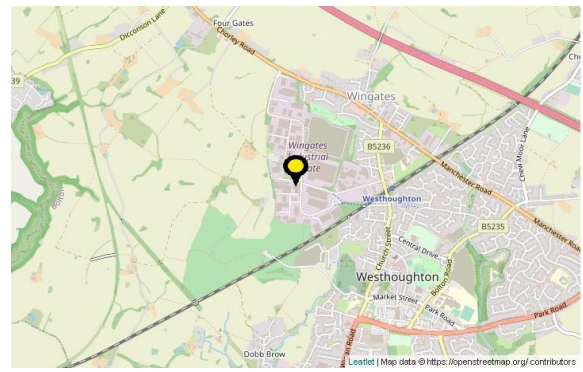
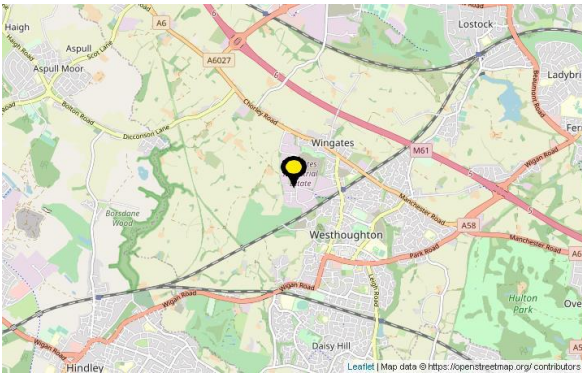
MODERN INDUSTRIAL PREMISES

21,591 SQ FT (2,005.86 sq m)

- Self-contained detached unit
- 2x level access loading doors
- Established industrial estate
- 7.5 metre eaves height

0161 375 6000

www.b8re.com



LOCATION

The property is located on Wingates Industrial Estate which can be accessed off Junction 6 of the M61 motorway, which in turn provides direct access onto the M60/ M62 respectively.

Bolton is located approximately 4.5 miles away and Manchester city centre is located 14 miles away.

Nearby occupiers include Hermes, Catalent Pharmaceuticals & Stateside Foods.

DESCRIPTION

The unit comprises of a modern detached unit of steel portal frame construction with profile metal clad elevations and a pitched clad roof incorporating translucent roof panels.

Internally the unit has been adapted to provide integral ground and first floor office accommodation with a/c throughout. The main warehouse area benefits from:

- LED lighting
- Ambi-rad heating
- Two electric level access doors and
- Eaves height of 7.5 metres.

Alongside the main warehouse there is an extension of floor space, which can be accessed either through the warehouse itself or via a separate roller shutter located on the front elevation of the building.

Externally there is dedicated parking with the benefit of approximately 40 designated car parking spaces including electric car charge points located within the yard facility. The unit is fully secure with steel palisade fencing and electronically operated barriers upon entry.

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	16,052	1491.27
Extension	1,299	12.68
Ground Floor Office	2,120	196.95
First Floor Office	2,120	196.95
Total	21,591	2005.86

TERMS

The premises are available on new FRI lease. Terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

Available upon request

VIEWINGS

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