



## Unit 17-18 Barrs Fold Road, Wingates Industrial Estate, Bolton, BL5 3XP

Modern detached unit with 2 secure yard areas.

### Summary

Tenure	To Let
Available Size	20,235 sq ft / 1,879.89 sq m
Rent	£146,703 per annum
Rateable Value	£99,500
EPC Rating	C (61)

### Key Points

- Modern detached unit
- 2 secure yard areas
- Over 60 car parking spaces
- 6.8m eaves height
- 2 loading doors
- Within 1 mile of Jct 6 of M61

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## Summary

Available Size	20,235 sq ft
Rent	£146,703 per annum
Rateable Value	£99,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

## 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 Town Centre,

19 miles from Manchester City Centre 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.

## Description

The property comprises a detached modern industrial unit with part glazed and brick elevations. The unit benefits from an eaves height of 6.8m. 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

## Accommodation

The accommodation comprises the following areas:

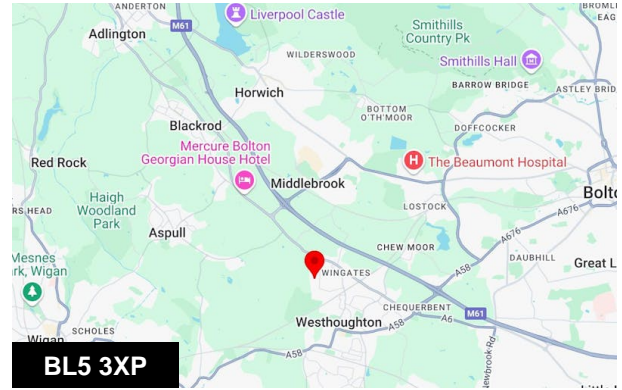
Name	sq ft	sq m
Ground - Warehouse	17,968	1,669.28
Ground - Office	1,351	125.51
1st - Office	916	85.10
<b>Total</b>	<b>20,235</b>	<b>1,879.89</b>

## Terms

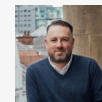
The property is available by way of a sub-lease or assignment of our clients existing lease. The current lease expires October 2032 (with a break option in October 2027) and at a passing rental of £146,703 pa / £7.25 psf

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



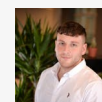
## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate 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 believed 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 Sixteen Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. Generated on 07/05/2025