

Wingates Industrial Estate

Units to be refurbished with
occupation available mid-2022.

TO LET

Wingates Industrial Estate

- Detached industrial premises
- Dedicated office accommodation in each
- Electric roller shutter doors
- Occupation available mid 2022

AVAILABLE TO LET FROM MID-2022
Fully refurbished industrial units with dedicated office space

The two units available are of steel portal frame construction and are to be refurbished to high quality standard with single storey office content in Unit 8 and double storey office content throughout Unit 10-11. Externally both units come with ample dedicated parking and yard areas.

Unit 10-11 - Two storey office accommodation

Unit 8 - Single storey office accommodation



Bolton – 5 miles



Dedicated car parking



Eaves height of 5.5 metres



2x level access doors



Within 1 mile of the M61 motorway.

Siteplan



Accommodation

Unit	sq m	sq ft	Rent (pa/pcm)
Unit 10 & 11	1,647 sq m	17,728 sq ft	POA
Unit 8	1,906 sq m	20,520 sq ft	POA

Key features

- Excellent motorway connectivity to the M61/ M60/ M62 and the wider motorway network
- 5 miles from Bolton Town Centre
- Electrically operated roller shutter doors
- External yard / car park
- WC facilities
- Separate entrance to internal office area
- To be fully refurbished.



Wingates Industrial Estate

Unit 10-11 and Unit 8, Wingates Industrial Estate

EPC

Available upon request.

VAT

VAT is applicable.

Terms

Subject to contract and subject to formal landlord board approval.

Legal Costs

Each party to bear their own legal costs.

Location

Wingates Industrial Estate is located within 1 mile of Junction 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 within 34 minutes and Bolton within 8 minutes.

The estate is located within close proximity to an array of amenities such as Middlebrook Retail Park, University of Bolton Stadium and Bolton City Centre

Manchester 19 miles - 36 minutes

Bolton 6 miles - 23 minutes

Preston 18 miles - 34 minutes

Liverpool 41 miles - 1 hr 2 minutes

Manchester Airport 25 miles - 37 minutes

Leeds 53 miles - 1 hr 13 minutes



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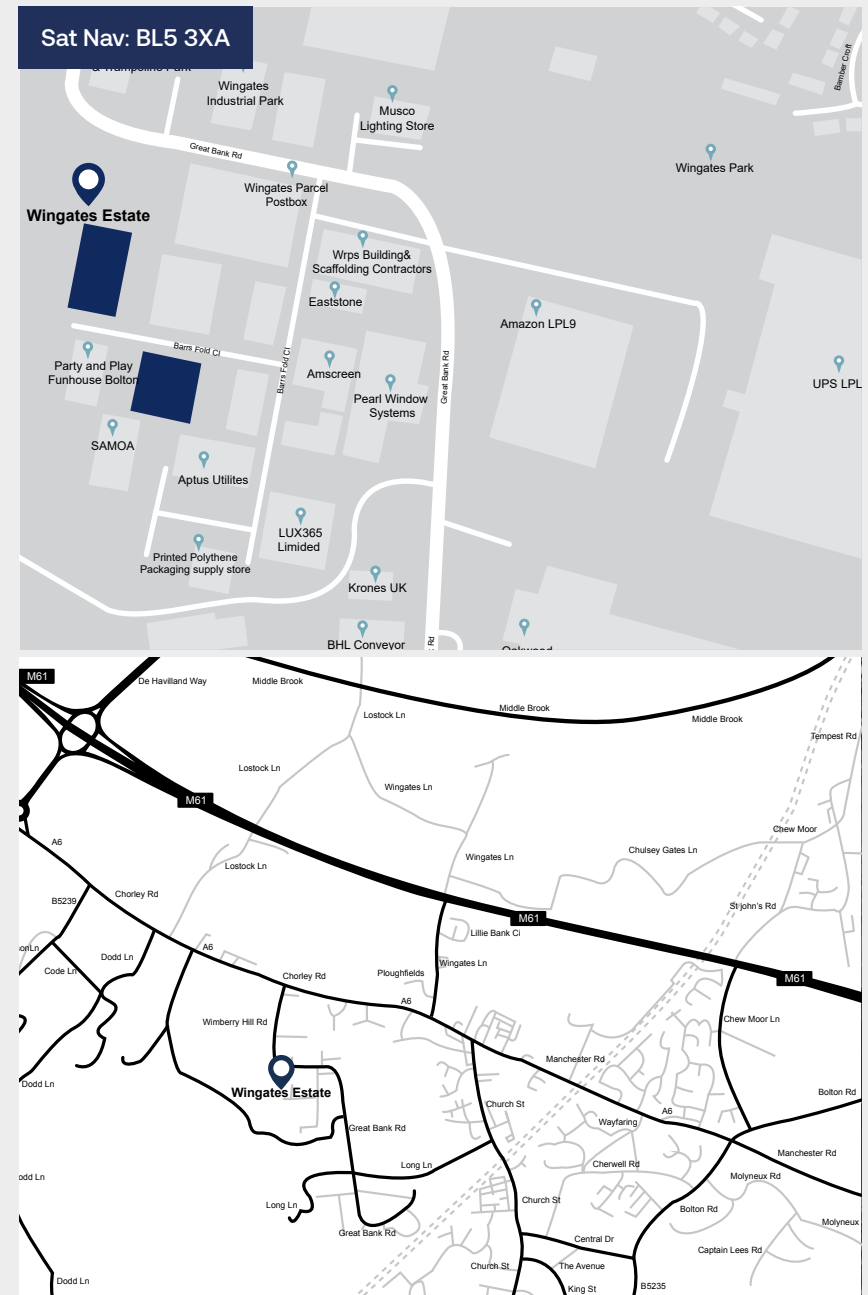


Property owned by **Mileway**

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