

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## NEW INDUSTRIAL UNITS TO LET

800 FT<sup>2</sup> (74.3 M<sup>2</sup>) TO 1,600 FT<sup>2</sup> (148.6 M<sup>2</sup>)

**UNITS 12A – 12D WESTHOUGHTON  
INDUSTRIAL ESTATE, JAMES STREET,  
WESTHOUGHTON, BOLTON, BL5 3QR**



**FROM £5,200 P.A  
EXCLUSIVE**

## **LOCATION**

Westhoughton Industrial Estate is situated on James Street off Church Street on the edge of Westhoughton town centre and close to Wingates Industrial Park. Church Street links the town centre with the A6 Chorley Road / Manchester Road. Junctions 5 and 6 of the M61 are accessed from the A6 with each Junction being within a few minutes drive time. The area is served by public transport including a railway station on Church Street.

## **DESCRIPTION**

The Units are newly built with fire rated steel frame clad with brick and insulated fire rated metal profile sheeting. Inner walls are of concrete block and the pitched roof is covered with fire rated insulated metal profile sheeting. Roller shutter doors will be fitted. Each unit benefits from disabled toilet facilities, three phase electric and lighting.

Car parking is provided.

## **ACCOMMODATION**

Units 12a, 12b & 12c have an approximate gross internal area of some 800 ft<sup>2</sup> (74.3 m<sup>2</sup>) each and Unit 12d has a gross internal area of some 1,600 ft<sup>2</sup> (148.6 m<sup>2</sup>).

## **SERVICES**

The units are connected to mains three phase electricity, water and sewers.

## **BUSINESS RATES**

Not yet assessed for business rates

## **PROPOSITION**

Our clients are seeking to grant in effect fully repairing and insuring leases for a term of years to be agreed at the following commencing rents.

Units 12a, 12b & 12c £5,200 a year exclusive

Unit 12d £9,600 a year exclusive

## **V.A.T**

Our client advises that the above quoted rents are not subject to the addition of VAT, prospective tenants should make their own enquiries with regard to VAT.

## **LEGAL COSTS**

The incoming tenant is to pay the landlords reasonable legal fees in respect of the lease.

## **FURTHER INFORMATION**

For further information please contact us on the number below.

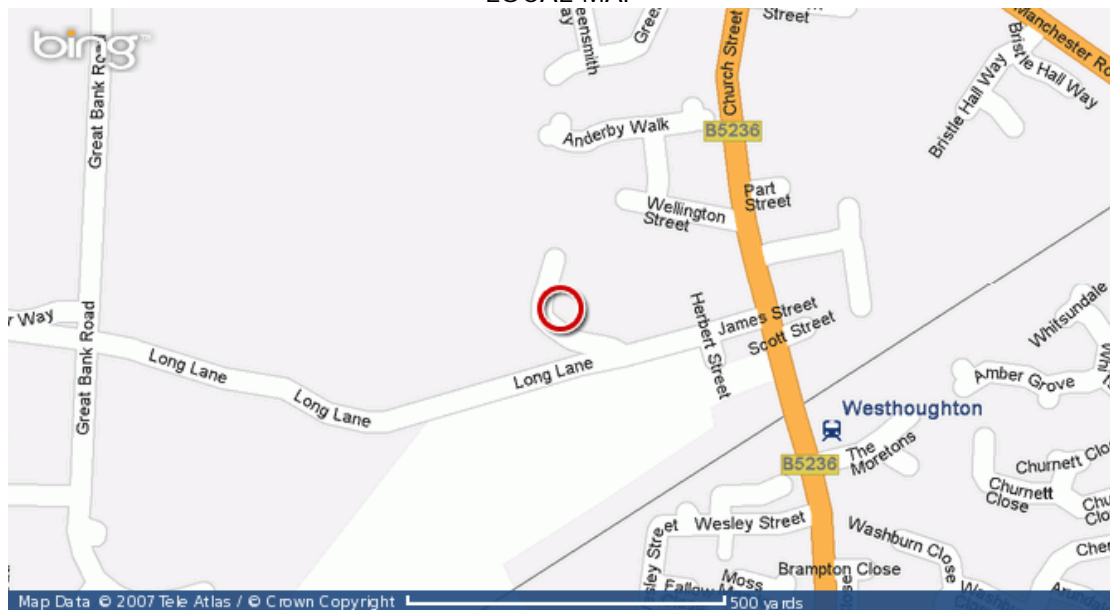
Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk). We are open from 9am to 5pm Monday to Friday.

## **FREE APPRAISAL**

If you are considering selling or letting your existing premises we will be only too pleased to offer our advice without obligation.

## LOCATION PLANS

### LOCAL MAP



### REGIONAL MAP



## DISCLAIMER

### **IMPORTANT – Property Misdescription and or Misrepresentation**

**P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-**

- (a) Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- (a) 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 lessees should not rely on them as statements or representations of fact;
- (b) We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- (c) No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

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