

To Let
£32,500 p.a. exclusive



Single Storey Warehouse/Industrial Unit

6,043 SQ FT (561.39 SQ M) - MAY SUIT A RANGE OF USES (STPP)

📍 UNIT 8, DUNSCAR BUSINESS PARK, BLACKBURN ROAD, EGERTON, BOLTON, BL7 9PQ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Mixed-use business park location with prominent frontage onto Blackburn Road (A666) in the highly regarded semi-rural suburb of Dunscar, Bolton
- Excellent road connectivity, with easy access to Bolton, Darwen, Blackburn, and the M61/M65 motorway network
- Nearby Bromley Cross railway station, offering regular services to Bolton, Blackburn, and Manchester.
- Approximately 4 miles from Bolton Town Centre
- Mid-terraced, self-contained warehouse and industrial unit arranged in two functional sections
- Fully fitted with lighting and 3-phase power, plus gas warm air heating in the front section
- Ancillary accommodation including WC, kitchen, and small office
- Rear section eaves height approx. 5.82m, suitable for storage or operational use, with lighting and power
- May suit a range of occupiers including warehousing, storage and distribution, retail/trade counter, light industrial
- £32,500 per annum exclusive



LOCATION

Dunscar Business Park is located on Blackburn Road (A666) in the semi-rural suburb of Dunscar, around 4 miles north of Bolton Town Centre. It offers excellent transport links, with easy access to Bolton, Darwen, Blackburn, and the wider motorway network via the M61 and M65.

The surrounding areas-Bromley Cross, Egerton, Turton, and Eagley-provide a strong local workforce and customer base, along with nearby amenities such as shops, cafés, leisure facilities, and Bromley Cross railway station with links to Bolton, Blackburn, and Manchester.

Overall, the park combines good accessibility with an attractive working environment, making it a popular choice for light industrial, storage and trade occupiers.

DESCRIPTION

The property comprises a well-proportioned, self-contained mid-terraced warehouse/industrial unit arranged in two sections built of stone and brick beneath a pitched metal sheet roof with around 10% roof lights, it benefits from good natural light.

The front section has an eaves height of approximately 3.58m and includes an electric roller shutter door, separate personnel access with security shutters, gas warm air heating, lighting and 3-phase power, along with a WC, kitchen and small office. The rear section provides a higher eaves height of 5.82m, with lighting and power, suitable for storage or operations requiring additional clearance.

The unit also benefits from security and fire alarm systems and ample on-site parking.

The unit may suit a variety of uses, including warehouse, storage, distribution, retail, trade counter or leisure, subject to planning.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 8	561.39	6,043

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £32,500 per annum exclusive.

SERVICE CHARGE

A service charge will be payable to cover the cost of management, common site maintenance and landscaping. Further information is available on request.

VAT

VAT is applicable and will be charged at the prevailing rate.

USE/PLANNING

E(g), B2 & B8 use. Other uses may be considered - it is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).

EPC

The property has an current Energy Efficiency Rating of E(106). The certificate is valid until 8th December 2026. A full copy of the Report is available upon request.

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106 E

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property currently has multiple business rates assessments and will require re-assessment on occupation by the District Valuer. **Interested parties are advised to make their own enquiries with Bolton Council to clarify the rates payable for the property.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

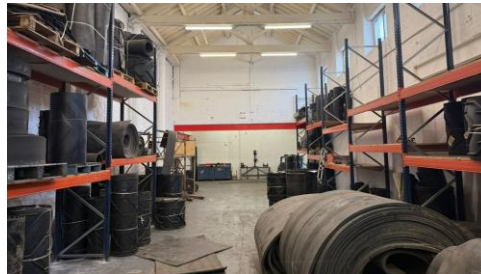
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.