

To Let  
£45,000 p.a. exclusive



# Modern Warehouse/Workshop, Office & Stores

11,115 SQ FT (1,032.61 SQ M)

📍 UNIT 1, JUBILEE WORKS, VALE STREET, BOLTON, BL2 6QF

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Modern warehouse/workshop with offices and stores
- Approx. 90% mezzanine coverage, providing high quality office, workshop and showroom accommodation
- Ground floor workshop and warehousing with minimum height of 3.30 metres (to underside of mezzanine floor)
- Electronically operated up and over loading bay
- High quality open-plan first floor office content (approx. 2,043 sq ft)
- Impressive waiting area and boardroom accommodation
- Mezzanine floor to roof maximum height of 4.25 metres
- 3-phase power supply
- Nearby amenities include ALDI Supermarket, B&M Bargains, Home Bargains, Greenhalghs, Iceland Food Warehouse and Card Factory
- Parking and loading to front of the unit
- £45,000 per annum, exclusive
- VEHICLE USES ARE NOT PERMITTED AND WILL NOT BE CONSIDERED

## LOCATION

Jubilee Works is located upon Vale Street, which in turn is accessed directly from Bury Road (A58), approximately 3.59 km (2.23 miles) East of Bolton Town Centre and 5.32 km (3.31 miles) South West of Bury Town Centre. Jubilee Works is a well-established multi-occupied and multi-ownership, mixed-use, industrial estate. Situated directly adjacent to Jubilee Works is the well-established 1980's built, Boundary Industrial Estate, whilst Brightmet Industrial Estate is also nearby.

In addition, Brightmet Retail Park is located within ¼ of a mile from the property, which consists of a number of multi-national occupiers, such as ALDI Supermarket, Home Bargains, B&M Bargains, Iceland Food Warehouse, Greenhalgh's and Card Factory.

## DESCRIPTION

The subject property comprises a high quality, modern, single storey warehouse unit of traditional steel portal framed construction, incorporating low-level cavity brick elevations, set beneath high level insulated profile cladding and a pitch and profile clad roof covering.

Internally, the unit extends to approximately 538.21 sq m (5,793 sq ft) of ground floor accommodation, together with a high quality mezzanine level extending to a further 494.40 sq m (5,332 sq ft) of accommodation.

Loading to the unit is gained via an electronically operated up and over loading bay into a central goods-in point. The offices and meeting rooms benefit from separate, self-contained access.

The property would suit a range of uses, to include warehouse, workshop, light manufacturing, trade counter, online retail and distribution.

There is parking at the front of the unit for a number of vehicles.

## SERVICES

The mains services connected to the property include water supply, gas supply, 3-phase power supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.



## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor - Warehouse/Workshop/Reception	538.21	5,793
Mezzanine - Office, Showroom & Stores	494.40	5,322
<b>Total</b>	<b>1,032.61</b>	<b>11,115</b>

The first floor office accommodation extends to approximately 2,043 sq ft.

## LEASE TERMS, RENTAL & VAT

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

The rental is £45,000 per annum, exclusive.

## SERVICE CHARGE

A service charge is levied to recover the cost of general estate maintenance and upkeep of common areas.

## VAT

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

## USE

The property would suit a range of uses, to include warehouse, workshop, light manufacturing, trade counter, online retail and distribution. **It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Bolton Council). Vehicle related uses are not permitted and will not be considered.**

## LEGAL COSTS

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

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £46,750, with effect from 1st April 2026. **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.

## EPC

The property has an current Energy Efficiency Rating of D(80). The certificate is valid until 31st January 2031. A full copy of the Report is available upon request.

## VIEWINGS

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

### Daniel Westwell | Director

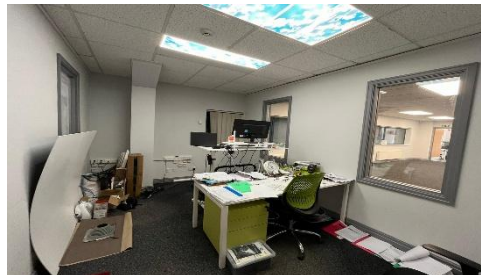
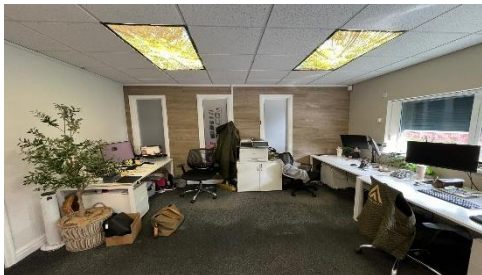
BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 [✉ daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

### Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 [✉ nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)



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