

To Let  
£37,500 p.a. exclusive



# Refurbished Warehouse/Workshop Unit

6,289 SQ FT (584.25 SQ M) - ROOF COVERING TO BE REPLACED

📍 UNIT 4, BURNDEN WORKS, BURNDEN ROAD, BOLTON, BL3 2RB

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Refurbished warehouse/workshop unit
- Unit to be re-roofed incorporating 10% natural roof lights
- Suitable for a range of occupiers, including warehouse, workshop, manufacturing, trade counter, e-commerce (online retail), storage and distribution and light assembly
- No vehicle related uses permitted
- Well established business park with immediate access to A666 St. Peters Way
- Situated less than 1 mile from Bolton Town Centre and close to a range of amenities
- Secure site with 24/7 access
- Well presented reception/office content
- 3-phase power supply & 4.35m max eaves (3.8 m to steel truss frame)
- Energy efficient LED lighting throughout
- New lease
- £37,500 per annum (plus VAT)



## LOCATION

The property is located on the established and popular Burnden Business Park, accessed directly from Burnden Road (B6536) via St. Peters Way (A666), or Manchester Road (B6536).

The property benefits from convenient transport links to the M61 motorway and lies less than 1 mile south-east of Bolton Town Centre. Nearby amenities include Aldi Foodstore, ASDA Supermarket and Burnden Retail Park, together with a number of coffee shops and drive-thru facilities.

## DESCRIPTION

Comprising a high quality, recently refurbished single-storey, end-terraced warehouse, manufacturing and workshop unit constructed in a traditional style, beneath a pitched and soon to be newly installed insulated roof that features 10% translucent panels to enhance natural light.

Unit 4 is a regular shape and includes a spacious open-plan warehouse area along with accommodation providing for a well presented reception/private offices and meeting rooms. Additionally, the unit has separate WC's and a well-presented kitchen facility.

The unit is equipped with a 3-phase power supply, a solid concrete floor and energy-efficient LED lighting throughout. Access for loading is provided through an electronically operated up-and-over roller shutter door direct from the common yard area in front of the property.

There is ample on-site parking (not allocated).

## 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
Unit 4 - Ground Floor Only	584.25	6,289

## SERVICES

The mains services connected to the property include water supply, gas supply, 3-phase electricity 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.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a minimum term of 3 to 5 years.

The rental is £37,500 per annum exclusive.

## SERVICE CHARGE

A service charge is payable at £0.45 per sq ft and is reviewed annually.

## VAT

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

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £24,500, 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

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

## USE

E-Class - Commercial, Business and Services. The unit may suit a range of occupiers, however, please note that vehicle related uses are not permitted and will not be considered. It is the prospective Tenant's responsibility to clarify with the Local Planning Authority (Bolton Council) that their intended use is acceptable at the property.

## 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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