To Let

£45,000 p.a. exclusive



Modern Warehouse/Workshop, Office & Stores

9,038 SQ FT (839.63 SQ M)

UNIT 5, JUBILEE WORKS, VALE STREET, BOLTON, BL2 6QF

TW

Turner Westwell

Commercial Agents

Turner Westwell
Commercial Agents

St. George's House, St. George's St., Chorley, PR7 2AA
01257 441474 www.turnerwestwell.co.uk

KEY FEATURES

- Modern warehouse/workshop with offices and stores
- 95% mezzanine coverage, providing high quality office, workshop and showroom accommodation
- Ground floor workshop and warehousing with minimum height of 2.65 metres
- Full height (7.5 metre) pallet loading door
- Electronically operated up and over loading bay
- High quality open-plan, air-conditioned first floor office content (approx. 1,600 sq ft)
- Staff/customer welfare facilities on both ground and first floors
- Impressive waiting area and boardroom accommodation
- Mezzanine floor to roof height of 3.70 to 4.45 metres
- 3-phase power supply
- Yard, parking and circulation areas to the front of the property
- Available November 2026
- £45,000 per annum, exclusive
- **VEHICLE RELATED USES (INCLUDING STORAGE) 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 Breightmet Industrial Estate is also nearby.

In addition, Breightmet 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 432.69 sq m (4,657 sq ft) of ground floor accommodation, together with a high quality mezzanine level extending to a further 407.00 sq m (4,381 sq ft) of accommodation.

Access to the unit is gained via an electronically operated up and over loading bay.

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

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 (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Warehouse/Workshop	432.64	4,657
Mezzanine - Office, Showroom & Stores	406.99	4,381*
Total	**839.63**	**9,038**

***The first floor office accommodation extends to approximately 1,600 sq ft**

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 £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. The current charge is £1,920 per annum plus VAT 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 Unit 5 currently has a shared Rateable Value with Unit 3, Jubilee Works, in the sum of of £42,000 with effect from 1st April 2026. **Unit 5 will require a Business Rates re-assessment on re-occupation. Interested parties are advised to make their own enquiries as to the rates payable with the Local Rating Authority (Bolton Council).**

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.

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).**

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of C(61). The certificate is valid until 28th January 2031. A full copy of the Report is available upon request.

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.

Nathan Broughton | Graduate Surveyor
BSc (Hons)
01257 441474 nathan.broughton@turnerwestwell.co.uk

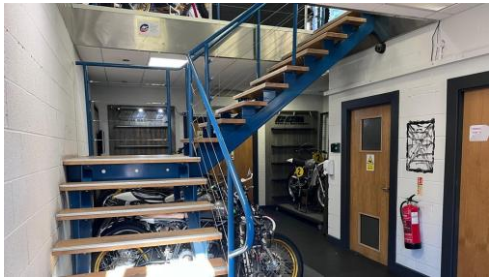
Daniel Westwell | Director
BSc (HONS), MRICS | RICS Registered Valuer
01257 441474 daniel.westwell@turnerwestwell.co.uk

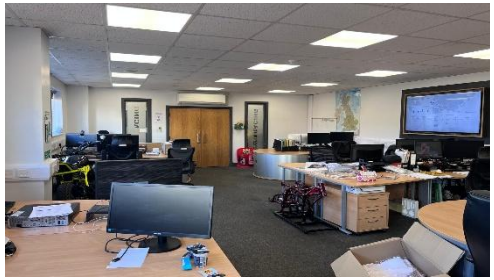
Turner Westwell
Commercial Agents

St. George's House, St. George's St., Chorley, PR7 2AA
01257 441474 www.turnerwestwell.co.uk








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.*

RICS

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.