

To Let
£45,000 p.a. exclusive



Detached Industrial/Warehouse Unit with Secure Yard

6,025 SQ FT (559.72 SQ M)

📍 62 WESTHOUGHTON ROAD, ADLINGTON, CHORLEY, PR7 4ET

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Detached industrial/warehouse unit with secure yard
- Situated on Westhoughton Road, Adlington, near Chorley
- Access to the M61 motorway connecting with the M6 and M60
- Good regional connectivity to Bolton and Greater Manchester
- Traditional steel portal frame construction with newly clad sheeted roof covering
- 5.0m eaves height and 8.75m ridge height
- 4.25m electrically operated roller shutter loading door
- Two-storey extension incorporating workshop and first-floor open-plan offices
- Steel mezzanine, WC facilities and 5-tonne overhead crane (subject to servicing)
- 3-phase power supply
- Immediate occupation available
- £45,000 per annum exclusive



LOCATION

The property occupies a prominent position fronting the A6 Westhoughton Road in Adlington, approximately 5 miles north-west of Bolton and 6 miles south of Chorley. The immediate vicinity comprises a mix of commercial, industrial and residential uses.

The M61 provides access to Bolton and Greater Manchester via the M60, as well as routes north towards Preston and the M6. The M65 is accessible via the M61, providing links to Blackburn, Burnley and East Lancashire. The M6 also connects to the wider national motorway network, including routes towards Liverpool and the Midlands.

Adlington Railway Station is situated approximately 0.4 miles from the property

DESCRIPTION

The subject property comprises a detached industrial unit of traditional steel portal frame construction with clad elevations set beneath a newly clad sheeted roof covering. The unit incorporates a 4.25-meter high electrically operated roller shutter door for loading and has a eaves height of 5 meters and a 8.75 meter pitch.

The main unit links through to a more recent two storey extension of cavity red brick construction, set beneath a flat roof covering. The extension comprises a ground floor workshop with open plan office accommodation at first floor level.

Internally, the main warehouse accommodation is open plan in nature and decorated with a concrete floor covering, breeze blockwork walls with clad elevations above. There is a small blockwork office and WC set beneath the steel constructed mezzanine. Access to the mezzanine is via a fixed ladder. The unit also benefits from a 5-tonne crane, which would need to be serviced for use by any incoming tenant if they required use.

Externally, there is a private, secure yard.

SERVICES

The mains services connected to the property to include water, 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
Main High Bay Workshop	241.54	2,600
Mezzanine	38.46	414
Ground Floor Workshop	144.65	1,557
First Floor Office	135.08	1,454
Total	559.72	6,025

LEASE TERMS & RENTAL

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

Rental £45,000 per annum exclusive.

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 £22,250, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable directly with the Local Rating Authority (Chorley 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

E-class - commercial, business and service. **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 (Chorley 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 D. The certificate is valid until 28th October 2034. 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.

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