To Let

£39,500 p.a. exclusive



Ground Floor Warehouse/Trade Counter Unit

6,072 SQ FT (564.09 SQ M)

UNIT 12, DUNSCAR BUSINESS PARK, BLACKBURN ROAD, EGERTON, BOLTON, BL7 9PQ

TW

Turner Westwell

Commercial Agents

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KEY FEATURES

- Mixed-use business park 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
- Ground floor self-contained warehouse and trade counter unit
- Fully fitted with lighting and 3-phase power, plus gas warm air heating
- High-quality ancillary accommodation, including refurbished reception, office, kitchen & WC's
- Minimum eaves height approx. 3.5 m, 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 & e-commerce
- £39,500 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 and fully refurbished ground floor warehouse/trade counter unit extending to approximately 6,072 sq ft. The unit is regular in shape and has a minimum eaves height of c.3.5 m. The unit includes an electric loading shutter door, along with separate personnel access to the office accommodation.

Heating is provided by a gas warm air system to the warehouse and wall-mounted electric panel heaters to the office areas. The unit is fully fitted with LED lighting and benefits from a 3-phase power supply.

Additional features include fire alarm system, as well as ample on-site parking (not allocated).

The property is suitable for a range of uses, including warehouse, storage, distribution, retail, trade counter, or leisure, subject to any necessary planning consents.

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 12	564.09	6,072*

***inclusive of 29.44 sq m (317 sq ft) of ground floor office and reception accommodation.**

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 £39,500 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.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £30,000, 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/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).**

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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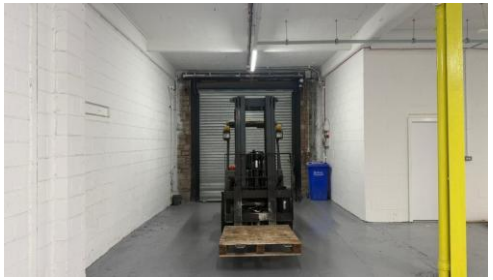




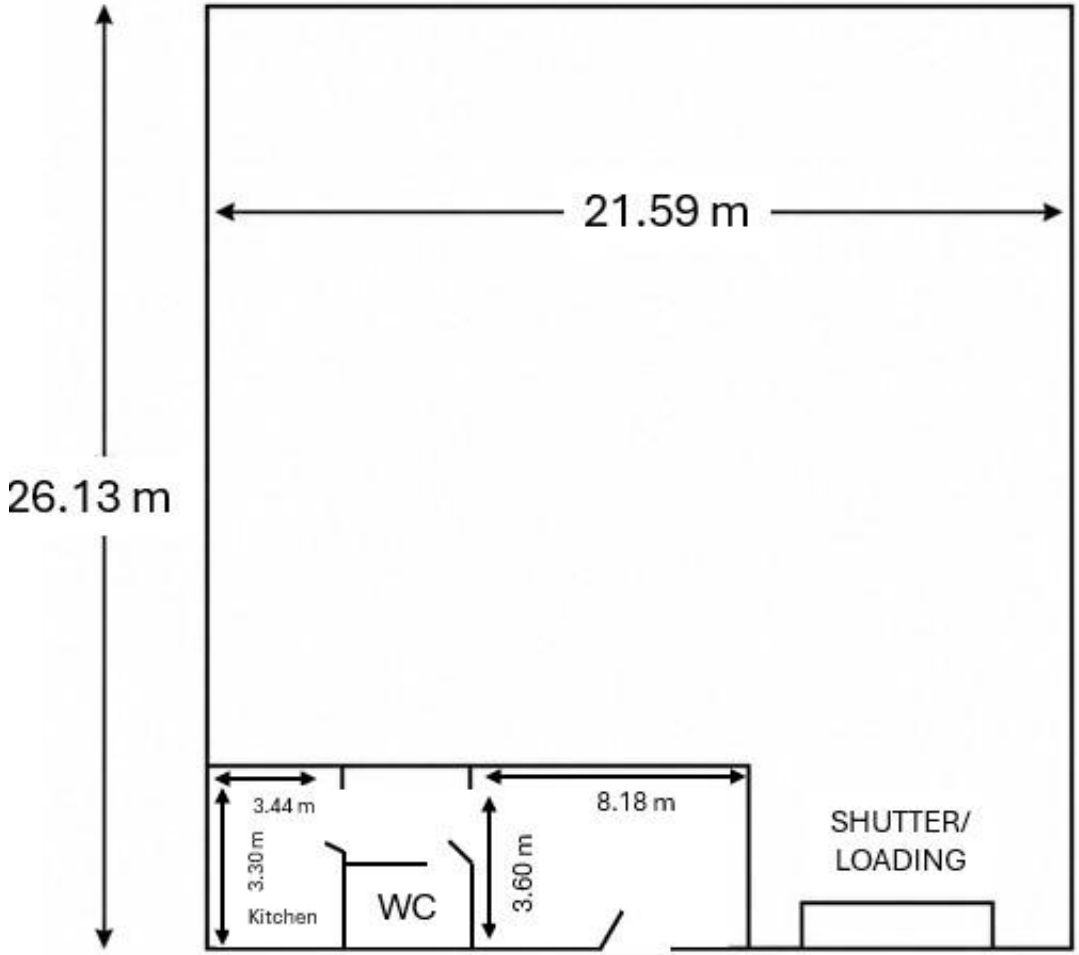



Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute 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.*

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.

Unit 12 – Ground Floor Only



Minimum Height 3.50m