



To Let

# Superb Refurbished Workshop & Storage Facility

FROM 836 - 1,100 SQ FT (77.66 - 102.19 SQ M)

📍 TONGE FOLD MILL, CLEGG STREET, BOLTON, BL2 6BL

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Newly refurbished first floor storage and workshop units
- Various sized units available from 836-1,100 sq ft (potential to combine units to suit larger requirements)
- Minimum 12 month lease term - immediate occupation available
- Secure site with fully monitored CCTV
- 24/7 monitored security
- All units benefit from Wi-Fi and heating
- Established location close to the A666 St Peters Way and Ring Road (A58)
- Ideal secure storage units - may suit light assembly & workshop uses plus general base for small businesses
- Ideal for e-commerce/internet businesses
- Each unit separately metered for electricity usage
- Communal loading bay
- Goods lift to first floor (Max 200kg safe working load)
- All rents inclusive of service charge and insurance



## LOCATION

Tonge Fold Mill is located on Clegg Street, which itself is accessed from Romer Street via Tonge Old Road and Bury Road (A579).

Bolton Town Centre lies approximately 2km west, whilst Bury Town Centre is approximately 8km east of the property.

The units benefit from convenient links to the A666 St Peters Way and in turn, the National Motorway Network.

## DESCRIPTION

Tonge Fold Mill comprises an established former mill complex, which has recently undergone extensive refurbishment. The available accommodation comprises well presented accommodation providing for 11 x individual secure storage units ranging from 836-1,100 sq ft, arranged over first floor.

There is a single WC and small kitchenette to be shared by Tenants.

The units each benefit from heating and WiFi and are suitable for secure storage or light assembly, manufacturing, etc.

The site is highly secure with fully monitored security and CCTV. There is a 200kg safe working load goods lift providing loading to the first floor units.

The property has recently been fully re-clad and re-roofed. The estate road has also been re-surfaced.

Externally, the unit has communal loading access to the front.

## SERVICES

The mains services connected to the units include electricity supply. The mains services connected to the units include electricity supply. The units are separately metered for electricity use, with a pre-paid App system installed to the individual units. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS

The units are available by way of new Lease Agreements for a minimum term of 12 months.

## ACCOMMODATION & RENTAL

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 Ft	Rental (pcm)
Unit 7 - First Floor	836	£650
Unit 8 - First Floor	1,077	£825
Unit 9 - First Floor	855	£790
Unit 10 - First Floor	1,100	£850

**N.B - Please note that Units 7 & 9 and Units 8 and 10 are located next to one another and therefore may combine to suit larger requirements.**

All rents are inclusive of service charge and insurance, but exclusive of Business Rates.

## VAT

VAT is not applicable.

## 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.

## EPC

An EPC has been commissioned. A fully copy of the report is available, upon request.

## BUSINESS RATES

The unit is set to be reassessed by the District Valuer on re-occupation. 100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to enquire directly with the Local Rating Authority (Bolton Council). The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## LEGAL COSTS

Each party are to be 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. **When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) per check and must be paid by the proposed buyer(s) or tenant(s).**

## VIEWINGS

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

### Daniel Westwell | Director

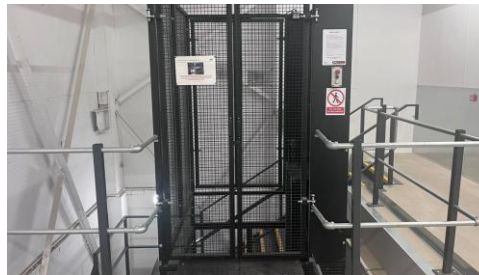
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