Edgefold
Industrial Estate

Plodder Lane, Farnworth, Bolton BL4 0LR

FULLY REFURBISHED

TO LET Units B8,B10-12

Modern Warehouse / Trade Counter Units

4,821-29,928 sq ft

IMMEDIATELY AVAILABLE



Excellent access Junction 4 M61


Edgefold
Industrial Estate
UNITS B8,B10-12
Unit B10-12
Unit B8



FULLY REFURBISHED

The units are steel portal frame warehouse units, with mostly full height brick elevations, with offices and ancillary accommodation to the front and will provide the following specification:

- 5.7M eaves
- Up to 5 level access doors
- Office and amenity space
- LED lighting throughout
- EV Charger
- Close proximity to Junction 4 of M61 motorway
- Fully secure estate with out of hours gated entry
- Recently replaced roof



FULLY REFURBISHED

Units B10-12 25,107 sq ft













FULLY REFURBISHED

Unit B8 4,821 sq ft













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4,821-29,928 sq ft

Accommodation

B10 - B12	Sq M	Sq Ft
Main office GF	83	895.54
Main office FF	83	895.54
Warehouse	2,069	22,272
Ancillary office	97	1,044
Total		**25,107**

B8		
Office	42	450
Warehouse	406	4,371
Total	**448**	**4,821**

Total	**2,780**	**29,928**

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

On application

Rates

Available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

EPC

An energy performance certificate is available on request.

Excellent access Junction 4 M61





M61 J4
Close proximity
0.4 miles

Bolton Train Station
Atherton Train Station
< 2.5 Miles

Drive Times

Logistics North	3 Mins
Middlebrook Shopping Centre	7 Mins
Walkden Town Centre	11 Mins
Bolton Town Centre	13 Mins
Manchester City Centre	19 Mins

WALKDEN





LOGISTICS NORTH

Viewings & Further information

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