TO LET

Unit D6 | 7,780 sq ft

Refurb due to complete Q1 2027

Europa Trading Estate,
Stoneclough Road, Kearsley,
Greater Manchester, M26 1GG

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FI PROPERTY GROUP

SPECIFICATION

Unit D6 is a 7,780 sq ft unit providing versatile industrial accommodation with 5.6m eaves height, a roller shutter door, three-phase electricity and a secure gated yard. Offering practical space for storage, distribution, manufacturing or trade, the unit is well suited to businesses seeking functional premises to support their day to day operations.

The estate accommodates a range of industrial, manufacturing, transport and trade occupiers, including COWAP Rail Services and Astra Windows. Connectivity via the M61 and M60 provides easy access to Bolton, Manchester and the wider North West.

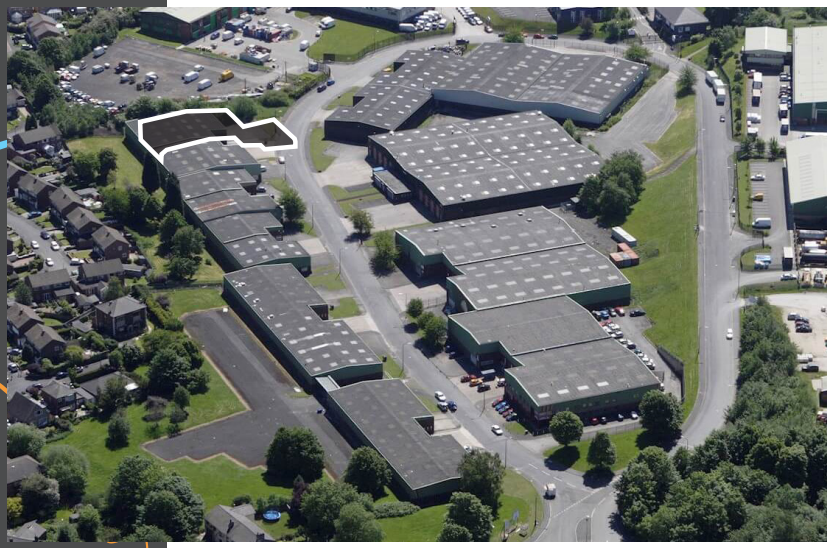
- 5.6m eaves height
- Electric roller shutter door
- 3 phase electric
- Dedicated secure yard
- LED Lighting
- Bespoke fit out available
- Refurb due to complete Q1 2027





LOCATION





Car

3 minute drive to J2 & J3 M61
5 minute drive to J16 M60
7 minute drive to J12 M62
22 minute drive to J22 M6

Airport

19 minute drive to Manchester Airport
40 minute drive to Liverpool Airport

Train

1 minute drive to Kearsley Railway Station

TENURE
The property is to be let by way of a new full repairing and insuring lease for a term to be agreed.

RENTAL
Available upon application.

SERVICE CHARGE
The property is liable to an annual service charge. Details are available upon application.

BUSINESS RATES
Interested parties should make their own enquiries with Bolton Council.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in the transaction.

VAT
All quotes are exclusive of VAT, as it is applicable.

EPC
Target EPC B upon refurbishment.

USE
We understand the property has consent for B1/B2 & B8 uses.

FOR MORE INFORMATION

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