

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

TO LET EASY IN EASY OUT STORAGE/ WORKSHOP/ OFFICE UNITS

NORTEX MILL
105CHORLEY OLD ROAD, BOLTON, BL1 3BG



PRICES FROM £375 p.c.m

85/87 Market St, Westhoughton, BOLTON, Lancashire, BL5 3AA
Tel: 01942 844100 Fax: 01942 844101 Email: info@prgibbs.co.uk

ACCOMODATION

Unit	Size	Rental	Description
N/G/10	344 m ² (3,698 sq ft)	£1,432 p.c.m	Ground Floor - retail space with customer access from Chorley Old Road. Separately metered and loading access to the rear of Nortex Mill.
N/1/13	79 m ² (849 sq ft)	£625 p.c.m	First Floor- Office space socketed with telephone points. Electricity included in rental. Connecting access to N/1/14, potential to merge units.
N/1/14	49 m ² (523 sq ft)	£500 p.c.m	First Floor- Office space socketed with telephone points. Electricity included in rental.
N/1/16	48 m ² (514 sq ft)	£459 p.c.m	First Floor- former call centre office with telephone points, carpeted. Electricity and background heating included in rental
N/1/20	16 m ² (173 sq ft)	£396 p.c.m	First Floor- Office with telephone points, laminate flooring. Electricity and background heating included in rental
N/1/23	303 m ² (3,258 sq ft)	£571 p.c.m	First Floor- Flexible space close to good lift. Ideal for workspace or storage. Separate toilets and 3 phase electricity on a separate meter.
N/1/24	18 m ² (190 sq ft)	£396 p.c.m	First Floor- Office with telephone points, carpeted. Electricity and background heating included in rental
N/1/25	18 m ² (190 sq ft)	£396 p.c.m	First Floor- Office with telephone points, carpeted. Electricity and background heating included in rental
N/3/4	237 m ² (2,550 sq ft)	£375 p.c.m	Third Floor- Storage or workshop space with separate metered electricity and background heating included in rental
Compounds	Various	£1 Per sq ft	Secure compounds with 24 hour access.

LOCATION

Nortex Mill is located on Chorley Old Road, approximately 2 miles west of Bolton town centre. This is a main arterial route connecting Bolton and Horwich. This busy area benefits from excellent public transport links and local amenities.

PROPOSITION

Our clients are seeking to grant a new lease for years to be agreed on **easy in and easy out** terms.

SERVICE CHARGE

Included in the rent.

VIEWING

By arrangement with: -
P R GIBBS & CO
Telephone: 01942 844100
e-mail: info@prgibbs.co.uk

LEGAL COSTS

Each party to bear their own costs.

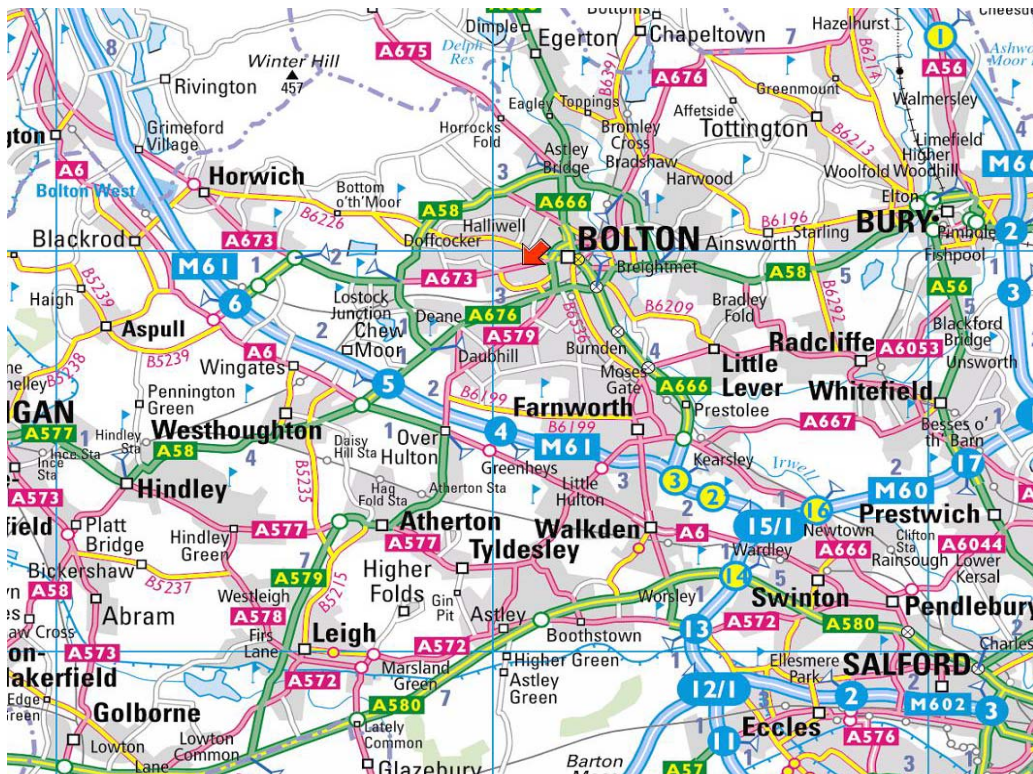
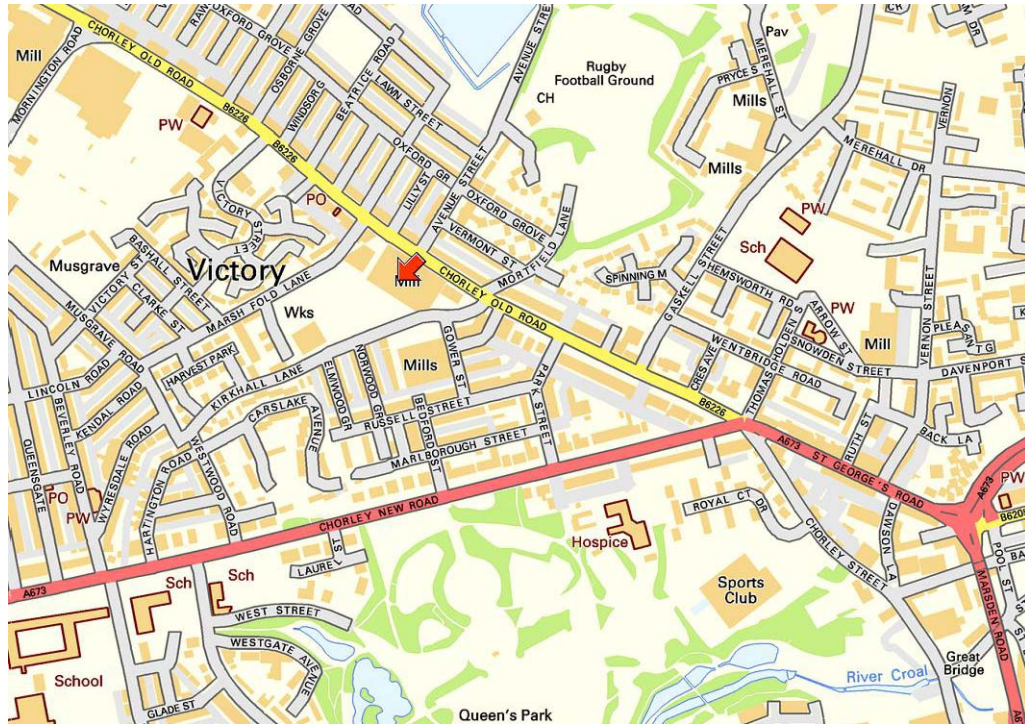
VAT

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

DISCLAIMER

P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- a. Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c. We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d. No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.



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