

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

To Let

Storage/Workshop/Office Units

Egyptian Mill

Slater Street

BOLTON, BL1 2HP



From 1,679 ft² (156 m²) to 19,644 ft² (1,825 m²)

**Rental from £1.00 per ft²
(£10.76 per m²)**

DESCRIPTION

The building is a substantial Victorian mill building that has been refurbished in parts to accommodate a large self-storage operation by a national company. Parts of the mill are available for occupation by way of a lease.

The mill has high profile visibility and easy access from major road close to the town centre.

LOCATION

Egyptian Mill is located on the northern edge of Bolton town centre and is accessed via both Egyptian Street and Slater Street directly from Higher Bridge Street/Blackburn Road (A666) the main arterial route out of the town to the north. The A666 gives access via St Peters Way within half a mile to the M61 motorway linking to the regional and national motorway networks.

Close to the property are located retail and business parks including such operators as B & Q and PC World.

The location is well served by public transport and is within easy walking distance of Bolton town centre.

Bolton has a population of in the region of 280,000 and is located some 12 miles north west of Manchester city centre via the A666 and the M61/M62/M602. There are direct trains and buses connecting Bolton with Manchester. The town of Blackburn and city of Preston are connected by direct trains and by motorways and main arterial roads.

ACCOMODATION

The units available.

Unit	Description	ft ²	m ²
Ground Floor Slater Street	Unit with vehicular access	5,212	484
Ground Floor Offices	Consists of 5 offices plus W/C and can be let with the ground floor unit or independently	1,679	156
First Floor Offices	Various offices available	From: 130 To: 160	12.1 14.9
Second Floor Offices	Various offices available	From: 120 To: 325	11.1 30.2
Second Floor	Full mill floor with elevator access. It may be possible to split this floor.	19,644	1,825
Third Floor	Full mill floor with elevator access. It may be possible to split this floor.	19,644	1,825

SERVICES

The property is connected to the usual mains services

BUSINESS RATES

Not yet separately assessed for Business Rates

PROPOSITION

Our client is seeking to grant short term leases at the following net rents:

Ground Floor Unit with the Offices:	Rent £24,000 per annum exclusive
All Offices:	Rent £8.00 per ft ² per annum exclusive
Second Floor of the Mill (may split):	£19,644 per annum exclusive
Third Floor of the Mill (may split):	£19,644 per annum exclusive

Rents are subject to the addition of VAT at standard rate
Rents quoted are exclusive of Business Rates

LEGAL COSTS

Each party to pay their own costs. Acceptance of the landlord's standard lease will not incur any costs to the tenant other than the tenant's possible liability to Land Tax Stamp Duty if any. Otherwise each party is to pay their own legal costs.

V.A.T

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.

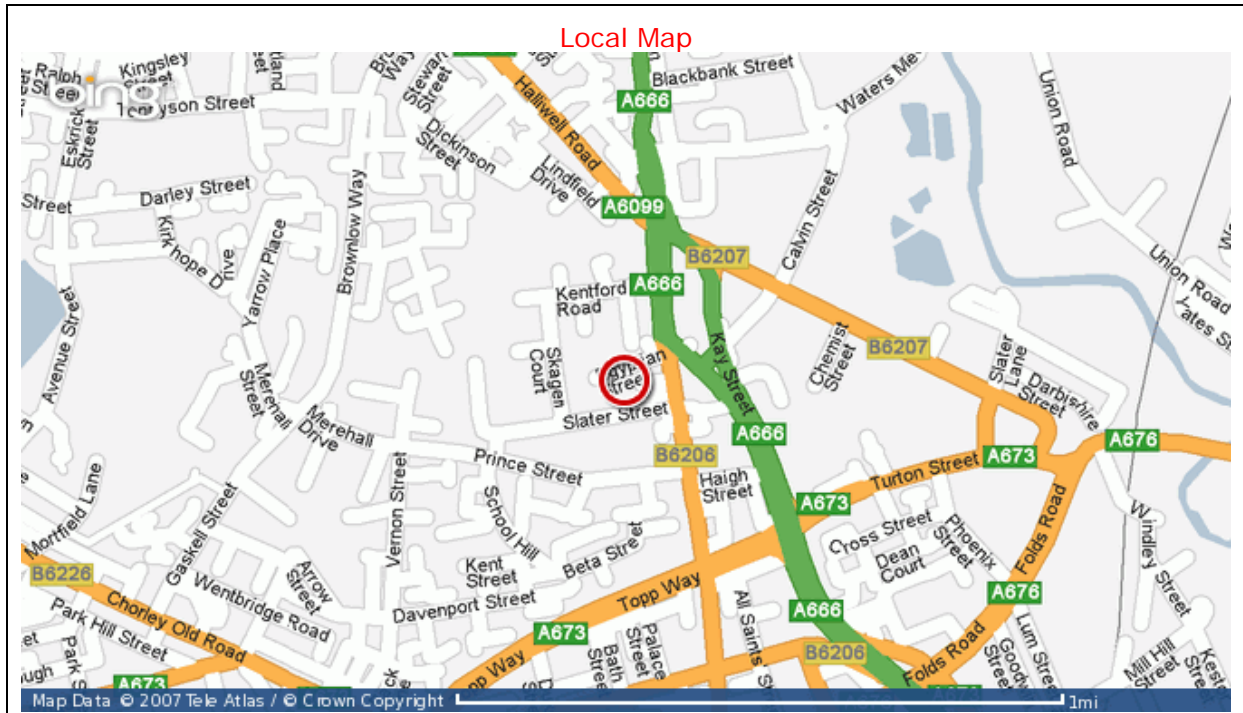
VIEWING

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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;
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These particulars were updated on 25th October 2010.