

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## TO LET

# EASY IN EASY OUT

### STORAGE/ WORKSHOP/ OFFICE UNITS

GILNOW MILL  
SPA ROAD, BOLTON, BL1 4LF



## PRICES FROM £625 p.c.m

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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
G/G/1	1,154 m <sup>2</sup> (12,426 sq ft)	Rent to be agreed	Ground floor industrial or workshop unit with own gated service yard. Three Phase electricity.
G/G/5	336 m <sup>2</sup> (3,616 sq ft)	£667 p.c.m	Ground floor industrial or workshop unit with service yard. Three Phase electricity.
G/G/13	441 m <sup>2</sup> (4,744 sq ft)	£625 p.c.m	Ground floor unit with 3 phase electricity and sprinklered. Located nearby to loading bay.
G/1/1	286 m <sup>2</sup> (3,076 sq ft)	£667 p.c.m	Large workshop or storage space with three phase electricity, sprinklered with metered gas and electricity.
G/1/2	202 m <sup>2</sup> (2,173 sq ft)	£750 p.c.m	First floor unit with office space. Three phase electricity, sprinklered with metered gas and electricity. Linked to G/1/3
G/1/3	232 m <sup>2</sup> (2,496 sq ft)	£792 p.c.m	First floor unit with office space. Three phase electricity, sprinklered with metered gas and electricity. Linked to G/1/2 with possibility to merge units.
G/1/4	1,807 m <sup>2</sup> (19,446 sq ft)	£2,083 p.c.m	First floor unit with office space. Three phase electricity, sprinklered with metered gas and electricity. Close to small goods lift.
G/1/5	174 m <sup>2</sup> (1,869 sq ft)	£625 p.c.m	First floor office space with separate meeting room and kitchen. Carpeted with blinds.
G/2/1	1,807 m <sup>2</sup> (19,450 sq ft)	£1,667 p.c.m	Large workshop or storage space with three phase electricity, sprinklered with its own toilets.
G/3/1	1,827 m <sup>2</sup> (19,664 sq ft)	£1,667 p.c.m	Large workshop or storage space with three phase electricity, sprinklered and close to small goods lift

## **LOCATION**

Gilnow Mill is located on Spa Road in Bolton, less than 1 mile from Bolton's town centre. A variety of space is available for industrial use, workshop or storage.

## **PROPOSITION**

Our clients are seeking to grant a new lease for a period 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.

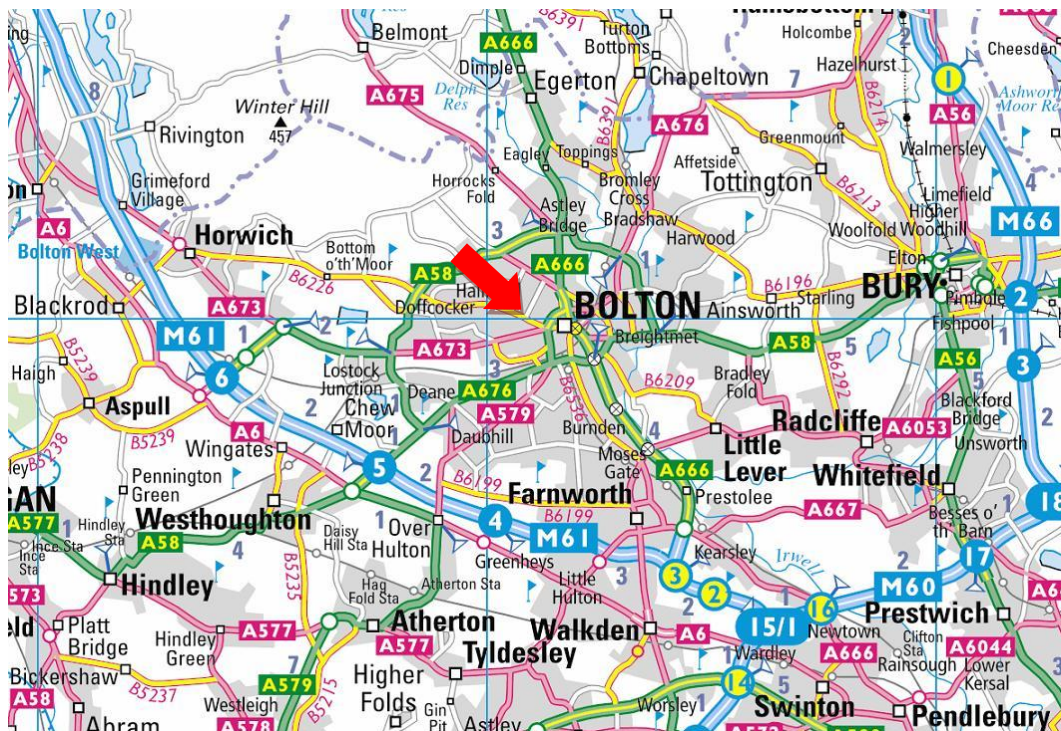
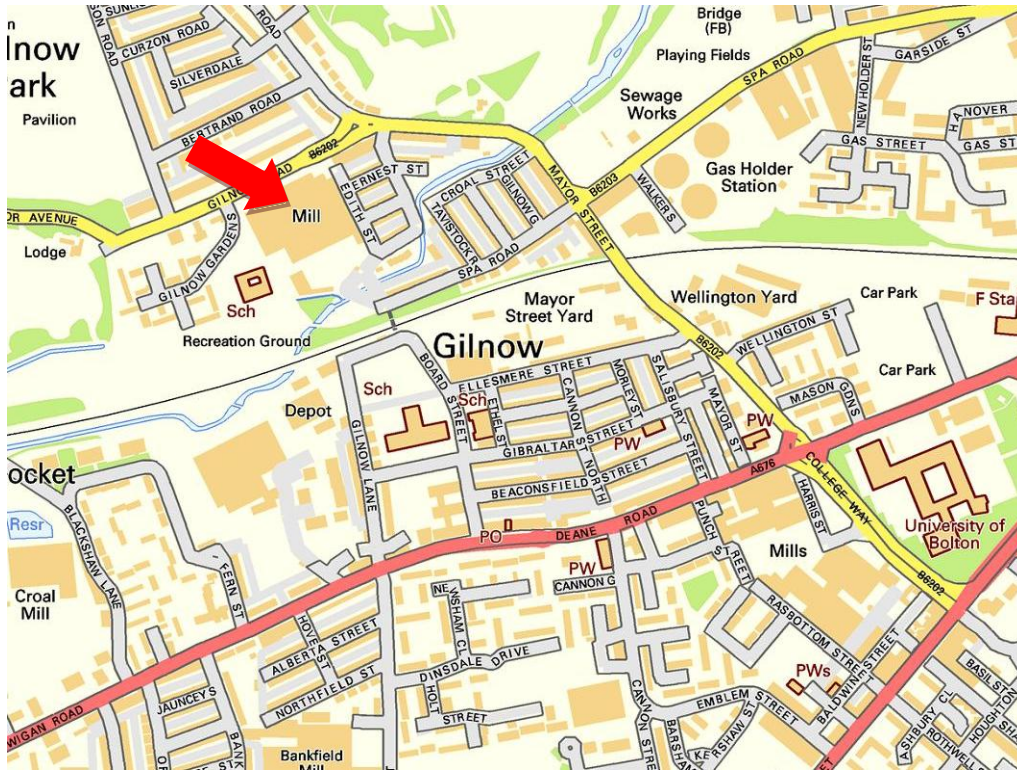
## **VAT**

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, there 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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