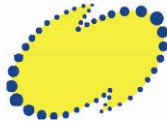


P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/ STORAGE UNIT

UNIT 3B, BARLOW STREET, WORSLEY,
MANCHESTER, M28 3BQ



G.I.A 4,758 FT² (425M²)

£15,580 p.a.x

LOCATION

Unit 3b is located approximately 7 Kilometres south of Bolton Town Centre in a densely populated residential and commercial area of the town. It is situated just off Bolton Road in Worsley, which is a main arterial route between Bolton to the North and Manchester to the South. It is conveniently located for access to M61, M62 and M60. Please refer to the attached plan.

and provides excellent access to the regional and national motorway network. Manchester city centre is located 13 Kilometres to the southeast. Bolton has a population of some 261,000 with 518,000 within 10km and 1,869,000 within 20km.

DESCRIPTION

The unit is a former metal fabricator workshop. The property consists of a single bay single storey building constructed from brick with a corrugated cement asbestos roof.

The property benefits from an enclosed yard to the rear and an enclosed forecourt. There is ample car parking directly to the front of the unit which is included in the lease. The unit would be suitable for a variety of uses (subject to any necessary planning consent).

CURRENT ACCOMMODATION

Workshop	3,862ft ² (358.80m ²)
3x Stores	Total 326ft ² (30.30 m ²)
Parking	Parking to the front and rear

SERVICES

All mains services are connected. Oil fired heating system is installed.

BUSINESS RATES

2009/2010 Rateable Value £16,500 – Rates payable £6,715

*above info was checked on the valuation office website at www.voa.gov.uk

PROPOSITION

Our client wishes to grant a new Fully Repairing and Insuring lease a term of years to be agreed at a commencing rental of £15,580 Per annum exclusive.

V.A.T

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

LEGAL COSTS

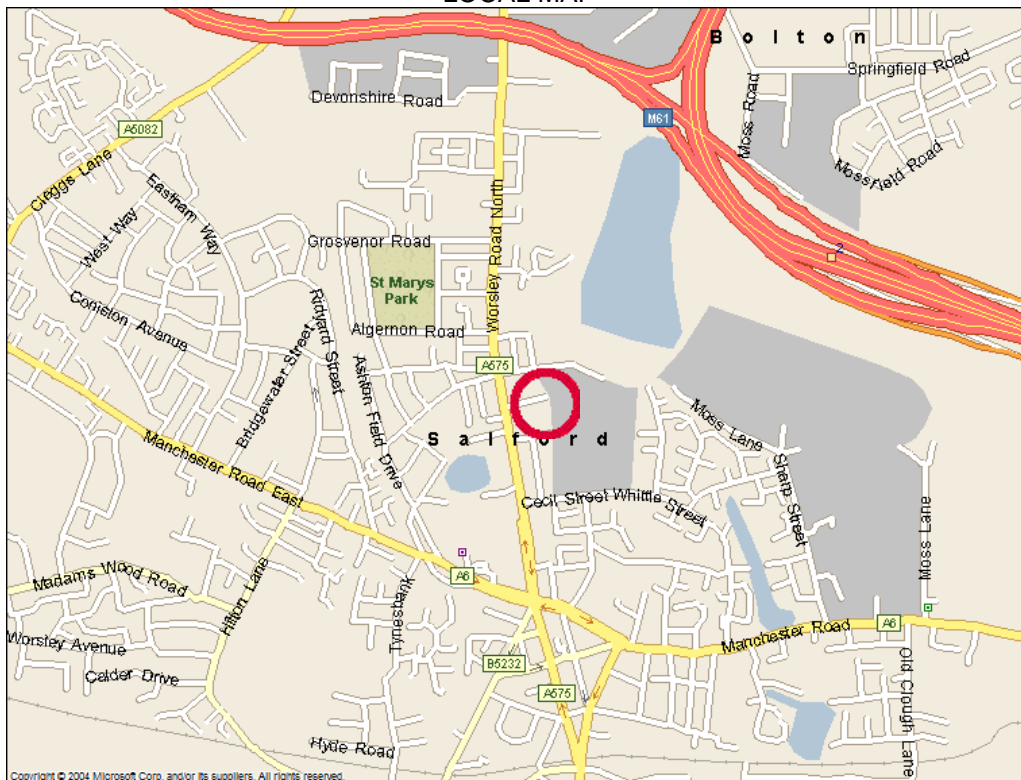
The tenant to pay the landlords reasonable legal costs in respect of drawing up the new lease.

FURTHER INFORMATION / VIEWINGS

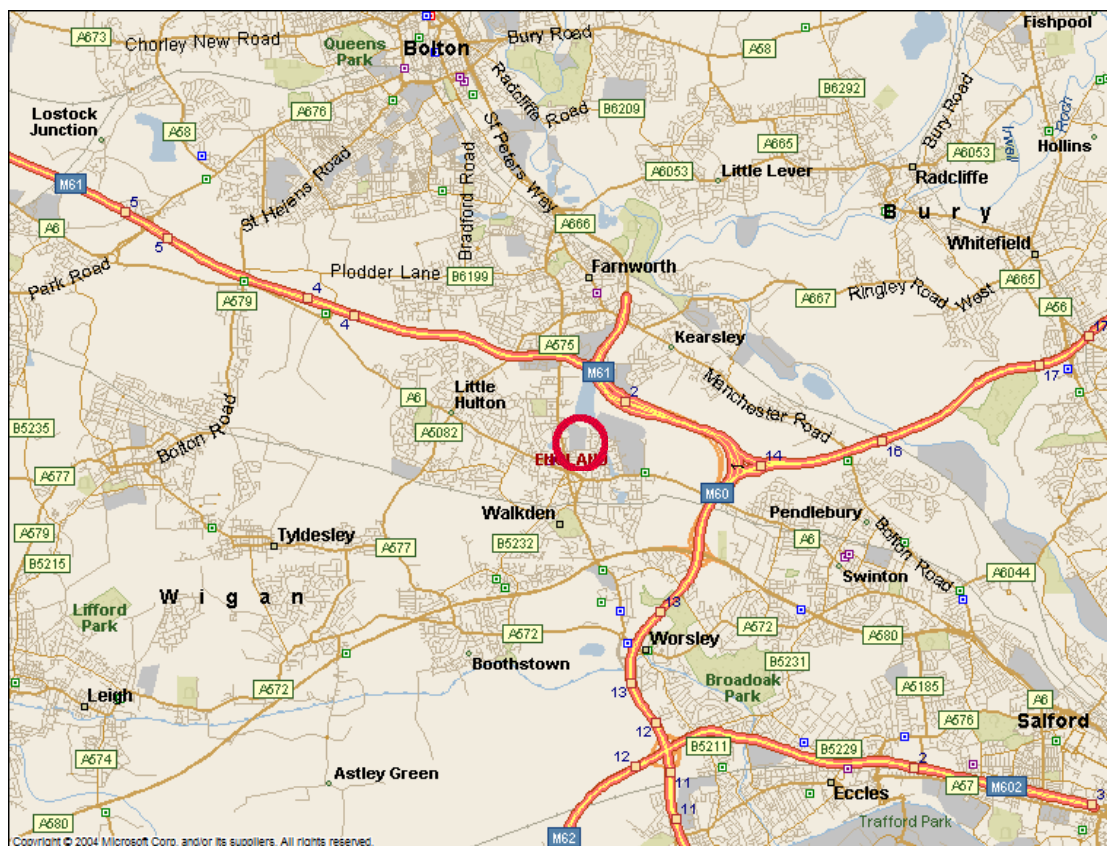
For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning Nicola Hurst on 01942 844100 or email nhurst@prgibbs.co.uk. We are open from 9am to 5pm Monday to Friday.

LOCATION

LOCAL MAP



REGIONAL MAP



DISCLAIMER

IMPORTANT – Property Misdescription and or Misrepresentation

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.

Date Amended: 11th February 2011