



**Unit B8, Edgefold Industrial Estate,
Plodder Lane, Bolton, BL4 0LR**

4,821 sq ft (447.89 sq m)

- Modern steel portal frame construction
- Drive in level loading door
- Dedicated car parking
- Within ¼ mile of J4 of the M61
- LED lighting throughout

0161 375 6000

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LOCATION

The property is located on Edgefold Industrial Estate, prominently positioned off Plodder Lane, Junction 4 of the M61 Motorway is within quarter of a mile via Watergate Lane. The property is approximately 2 miles south west of Bolton Town Centre and 12 miles from Manchester City Centre.

Edgefold Industrial Estate lies to the north of Logistics North which is a scheme housing occupiers such as Amazon, Aldi, Lidl, together with Costa Coffee and Greene King Restaurant.

A new Petrol filling station, Greggs and Burger King is currently under construction.

ACCOMMODATION

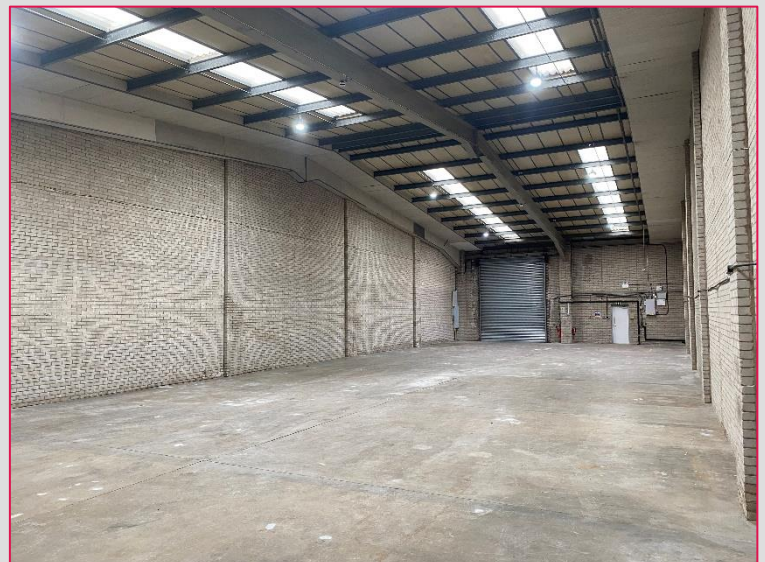
	Size (sq ft)	Size (sq m)
Warehouse	4,371	406.08
Office	450	41.81
TOTAL	4,821	447.89

DESCRIPTION

The property is a steel portal frame warehouse unit, with mostly full height brick elevations.

The unit has external offices and ancillary accommodation to the front and provides the following specification:

- 6.3m to apex
- Electric roller shutter door
- Ground floor office and amenity space
- LED lighting throughout
- Incoming gas and three phase power
- Parking available to both the front and rear of the unit
- Close proximity to Junction 4 of the M61 motorway



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate is available upon request

LEASE TERMS

Available To Let on new full repairing and insuring leases for a term to be agreed.

Anti-Money Laundering

Under Anti-Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

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