

£900 Per Month

1080.00 sq ft

Unit D, Atlas Mill, Mornington Road, Bolton, Lancashire, BL1 4EZ

Summary

Situated on Mornington Road in Bolton, this impressive industrial unit offers a generous 1,080sqft of versatile space, ideal for a variety of business needs. The property features modern electric shutters, ensuring both security and ease of access. With direct access from the road, it is particularly well-suited for lorries and larger vehicles, making logistics and deliveries a breeze.

The main unit, along with a spacious back room, encompasses approximately 1,080 square feet, providing ample room for operations. Additionally, there is an impressive basement area of around 1,227 square feet, which can be utilised for storage or further development, depending on your requirements.

Complementing the indoor space is a private yard of approximately 1,506 square feet, offering an excellent outdoor area for loading, unloading, or additional storage. This combination of features makes the property not only functional but also highly adaptable to suit various industrial purposes.

Whether you are looking to expand your current operations or start a new venture, this industrial unit on Mornington Road presents a fantastic opportunity in a prime location. With its modern amenities and strategic access, it is a property that should not be overlooked.

Key Features

- Generous private yard of 1,506 sq ft
- Substantial basement ideal for storage or ancillary use
- New electric roller shutters
- Excellent road access and prominent position

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Enquiries & Viewings

For further information or to arrange a viewing of this property, please

contact our office:

0161 773 3978

info@amcocommercial.co.uk

