



**TO LET**

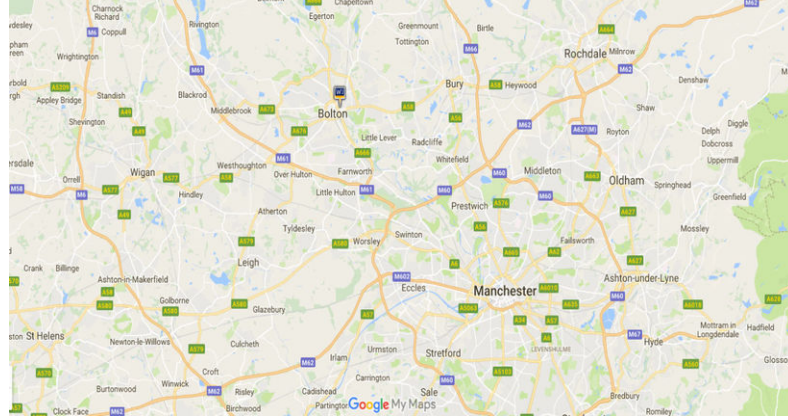
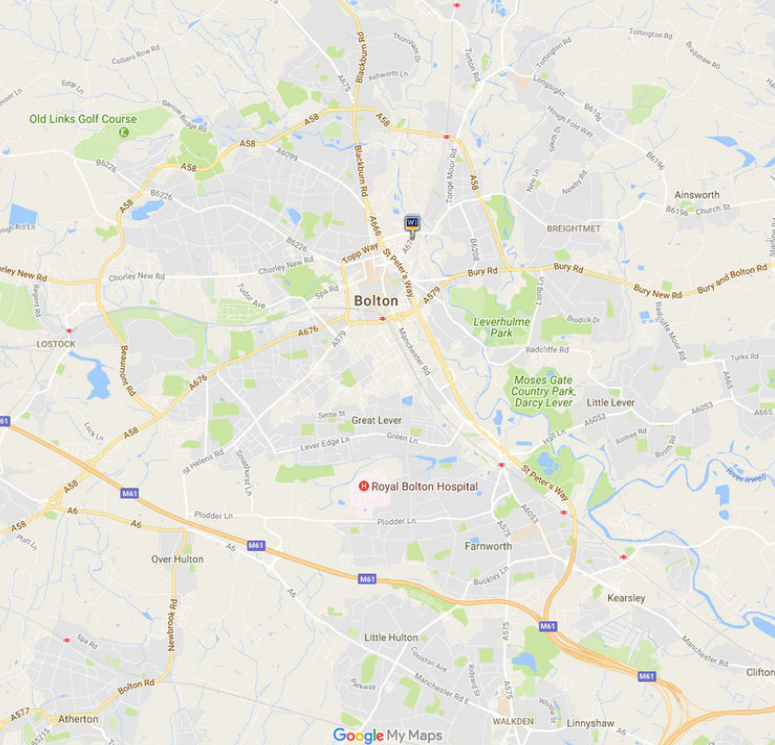
# WATERLOO INDUSTRIAL ESTATE

**DARBISHIRE STREET, BOLTON BL1 2TN**



- **Established Location**
- **Excellent Transport Links**
- **Close to Motorway Network**
- **Nearby Local Amenities**
- **Less than 1 Mile to Town Centre**
- **Good Parking Provision**

**WORKSHOP / INDUSTRIAL UNITS**  
**506-1,001 SQ FT (47-93 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
Bolton Town Centre	0.8	17	Walk
J5, M61	3.9	18	Drive
M60 Orbital	5.8	10	Drive
Manchester	13.1	32	Drive

Source: theAA.com

# WATERLOO INDUSTRIAL ESTATE

DARBISHIRE STREET, BOLTON



## DESCRIPTION

Waterloo Industrial Estate extends to 12,056 sq ft, split into 4 terraced blocks. The estate offers 16 modern industrial workshop units ranging in size from 506 - 1,001 sq ft. The units are constructed of steel portal frame with reinforced concrete floor and brick and blockwork walls. Each unit has a personnel door and separate sectional up and over loading door. The estate also benefits from good parking provision and circulation space.

## SPECIFICATION

- Sectional up and over loading door
- Good parking provision
- Brick and blockwork walls
- Reinforced concrete floors
- Steel portal frame

## EPC

The EPC ratings on the available units range from D100, Copies of individual EPC's are available on request.

## VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)

## LOCATION

The estate is situated in an established industrial area off Waterloo Street in Bolton. Bolton is a town in Greater Manchester close to the West Pennine Moors. Surrounded by several smaller towns and villages the town is only 10 miles northwest of Manchester. Bolton is well served by the local road network and national routes. The A6, a major north - south trunk road passes to the west through Hunger Hill and Westhoughton. The A666 dual carriageway is a spur from the M61 / M60 motorway interchange through the town centre to Astley Bridge, Egerton, Darwen and Blackburn. The M61 has three dedicated junctions serving the borough and junction 2 is only a 10 minute drive away.

The estate benefits from excellent transport links to the wider region and Bolton Interchange railway station is less than 2 miles away and offers services to Manchester, Wigan, Southport, Blackburn and Blackpool. Waterloo Industrial Estate also offers excellent local amenities with Bolton town centre less than 1 mile away. Crompton Place Shopping Centre is within a 12 minute walk and offers a range of retail outlets and eateries. other nearby amenities include Matalan, Dunelm and B & Q.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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