



**TO LET**

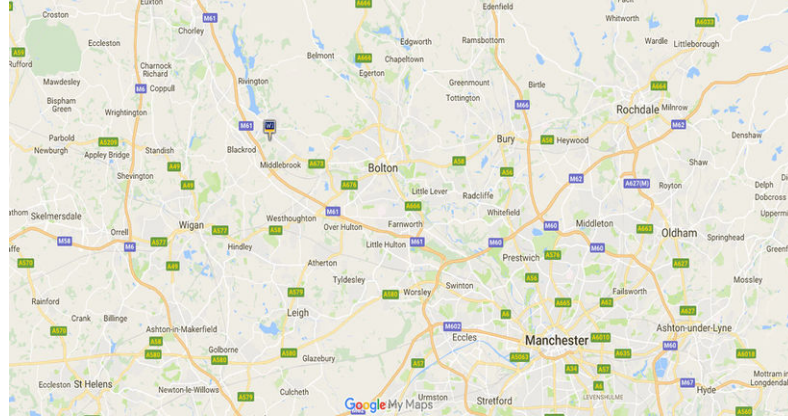
# LOCKE INDUSTRIAL ESTATE

EMMETT STREET/CANADA STREET, HORWICH, BOLTON  
BL6 7PN



- High quality workshop units
- Easy access to M61 motorway
- Good transport links
- Ample car parking provision
- Close to town centre amenities
- Flexible terms

**WORKSHOP / INDUSTRIAL UNITS**  
**506-1,001 SQ FT (47-92 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
J6, M61	2.8	9	Drive
Horwich Parkway	2.6	9	Drive
Middlebrook Retail Park	1.6	32	Walk
Bolton	6	21	Drive

Source: theAA.com

# LOCKE INDUSTRIAL ESTATE

EMMETT STREET/CANADA STREET, HORWICH, BOLTON



## DESCRIPTION

Locke Industrial Estate totalling 7,320 sq ft provides a mix of workshop units from 506 sq ft up to 1,001 sq ft. The units are arranged over three blocks, and are constructed of brick and block elevations with personnel and roller shutter door access. Externally each of the units has a surfaced parking / loading area arranged around a central tarmac service yard.

## SPECIFICATION

- Brick and Block Elevations
- Personal and Roller Shutter Door Access
- Shared Central Forecourt / Yard Area

## EPC

The EPC ratings on the available units range from D92 - D97. Copies of the 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

Locke Industrial Estate situated in an established industrial area, is accessed from Emmett Street. Horwich is a town in the Metropolitan Borough of Bolton, in Greater Manchester, 5.3 miles southeast of Chorley, 5.8 miles northwest of Bolton and 20 miles northwest of Manchester. It lies at the southern edge of the West Pennine Moors with the M61 passing close to the south and west providing excellent transport links to the wider region. The estate provides direct access to the A673 Chorley New Road via Winter Hey Lane; which passes through Horwich from Bolton to Preston. Junction 6 of the M61 is only 10 minutes drive away.

Horwich town centre is only a 5 minute walk from the estate providing excellent local amenities with a range of high street shops and restaurants / eateries. These include NatWest Bank, Sainsbury's Local, Original Bay Horse and Horwich Library. Slightly further afield is the Middlebrook Retail Park less than 10 minutes away.

## TERMS

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



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

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