

To Let
Various Units Available



Refurbished Mill & Warehouse Accommodation

2,228 - 8,000 SQ FT (206.98 - 743.2 SQ M) - GOODS LIFT SERVING ALL AREAS

📍 SWAN LANE MILL NO3, HIGHER SWAN LANE, BOLTON, BL3 3BJ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Refurbished mill accommodation
- Historic Grade II* Listed mill building
- Refurbished to a good standard by new owners
- Suitable for a range of uses, including storage and distribution, textiles manufacturing and production and leisure uses
- Open-plan accommodation that may split to suit requirements (from approx. 2,228 sq ft to 8,000 sq ft)
- Passenger and goods lift serving each floor
- Communal ground floor loading bay
- Prayer Room facility
- Well appointed new WC facilities
- Further improvement works planned, to include second goods lift and ongoing external maintenance and refurbishment
- On-site car parking (first come, first served)
- Ample on-street car parking nearby
- Rents from £2.00 per sq ft exclusive



LOCATION

Swan Lane Mill No.3 is located prominently upon Higher Swan Lane, close to its junction with Bridgeman Street. The property benefits from convenient transport links with the A579 St Helens Road/Derby Street and lies approximately 1.5km south-west of Bolton Town Centre.

DESCRIPTION

Swan Lane Mill No.3 comprises a substantial, well-established Grade II* Listed former cotton mill complex, constructed in 1915. The mill is of a brick construction and is arranged over 9 storeys, including basement level.

The available accommodation is situated at lower ground floor and third floor levels and comprises majority open-plan warehousing space suitable for a variety of uses. The accommodation has been refurbished and benefits from passenger and goods lifts to a central service core area.

There are well appointed communal WC's and a prayer room facility.

Ongoing works are scheduled, including the installation of a second, larger dedicated goods lift.

Externally, there is a communal service yard and loading bay. Limited car parking is available on a first come, first served basis, whilst there is ample on-street car parking in the immediate vicinity.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Lower Ground Floor	743.2	8,000
Third Floor - Unit 3C	367.79	3,959
Third Floor - Unit 3D	206.98	2,228

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Internal Repairing and Insuring lease for a term of years to be agreed.

RENTAL

Description/Floor	Rental
Lower Ground Floor	£24,720 per annum exclusive
Third Floor - Unit 3C	£4,450 per annum exclusive
Third Floor - Unit 3D	£8,900 per annum exclusive

SERVICE CHARGE & INSURANCE

A service charge is levied to contribute towards the ongoing maintenance and repair of common areas. This is charged at £0.25p per sq ft.

A contribution towards insurance is also payable at approx. £0.10p per sq ft.

VAT

VAT is applicable and will be charged at the prevailing rate.

EPC

Non-Applicable due to Grade II* Listing status.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. **Interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council) to clarify the rates payable.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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