



Atlas Mill Bentick Street, Bolton, BL1 4JB

£1,200 Per Month

3184.00 sq ft



## Details

Amco Commercial are delighted to bring to market this ground-floor industrial unit available rent.

The unit measures a total of 3,184 sqft, and is available immediately to rent.

The unit is a part of Atlas Mill, which is a newly refurbished mill with units of varying sizes available to rent.

Atlas Mill is situated in the Heaton area of Bolton, and benefits from convenient motorway access.

All units are secure, dry, and private, and benefit from street-level loading docks. The mill has extensive CCTV coverage and multiple WCs for tenant use. Tenants will have 24-hour access to the secure site. The site has free on-street parking on all sides.

The building benefits from three-phase electricity which can be brought to individual units if the tenant requires it. Each unit has its own sub-meter.

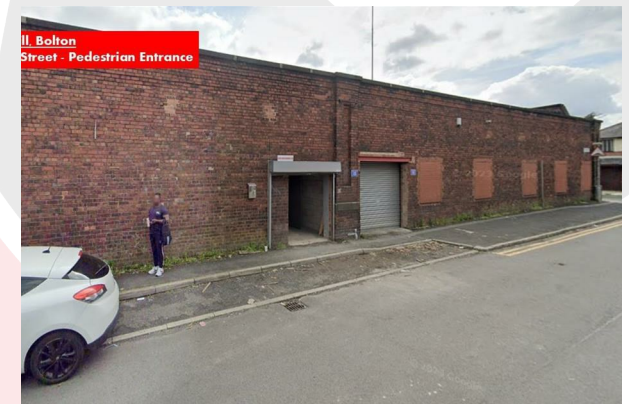
Each party to be responsible for their own legal costs.

Qualifying tenants will benefit from zero business rates bills.

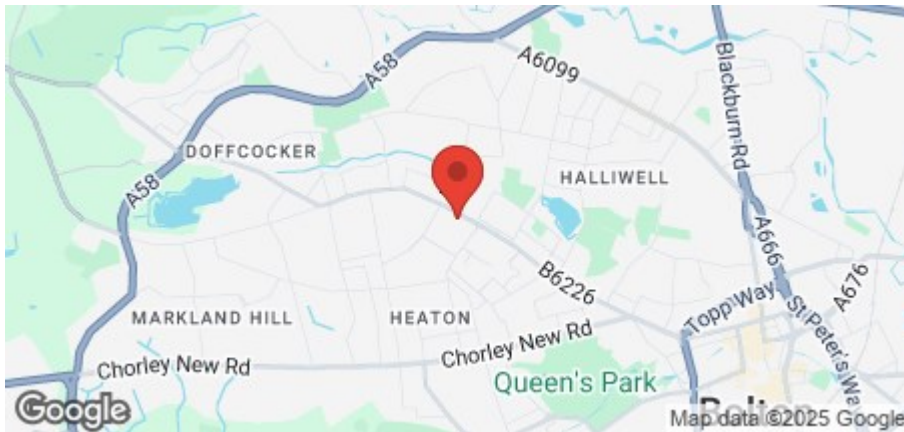
EPC: C (74)

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



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.

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