



**K61**

**JUNCTION 6 / M61 – BOLTON**

**MODERN INDUSTRIAL / WAREHOUSE UNIT**

**2,237.20m<sup>2</sup> (24,081 sq ft)**

**TO LET**

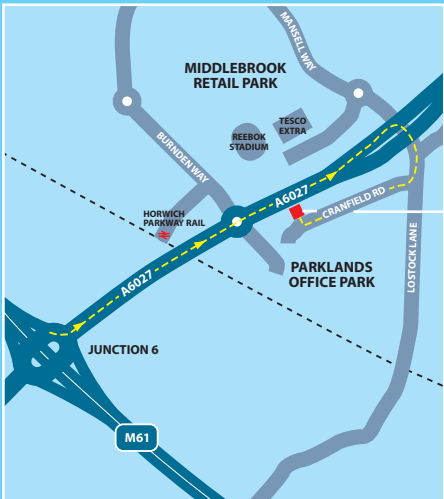




# K61

**10 CRANFIELD ROAD, LOSTOCK, BOLTON BL6 6SB**

- Dual carriageway access to Junction 6, M61 within 1 mile
- High profile position overlooking A6027
- Immediately opposite the Reebok Stadium, Tesco Extra and Middlebrook Retail Park



## Description

- Detached unit with two loading doors
- 8 metres (26' 3") clear height
- Generous concrete yard and parking areas
- Floor loading 37.5kn/m<sup>2</sup> (750lbs/sq ft)
- Two storey fully fitted internal offices



## Schedule of areas

Warehouse	1,987.71m <sup>2</sup>	21,396 sq ft
Offices	249.49m <sup>2</sup>	2,685 sq ft
<b>Total</b>	<b>2,237.20m<sup>2</sup></b>	<b>24,081 sq ft</b>

## Terms

The premises are available on a new full repairing and insuring lease for a term of years to be agreed. Rent upon application.



PRUPIM supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the Lease Code at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)  
Small Business? For free help on negotiating a lease see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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