

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## UNITS TO LET

**OFFICE UNITS/ INDUSTRIAL UNITS/ STORAGE**

SWAN MILL BUSINESS CENTRE

4 HIGHER SWAN LANE, BOLTON, BL3 3AQ



**OFFICE PRICES FROM £19 p/w**  
**INDUSTRIAL UNITS FROM £25 p/w**  
**STORAGE FROM £6 p/w**

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85/87 Market St, Westhoughton, BOLTON, Lancashire, BL5 3AA  
**Tel:** 01942 844100 **Fax:** 01942 844101 **Email:** info@prgibbs.co.uk

**OFFICE UNITS**

Office units range from 80 ft<sup>2</sup> (7.43 m<sup>2</sup>) to 3,900 ft<sup>2</sup> (362.32 m<sup>2</sup>)

**INDUSTRIAL UNITS**

Industrial Units range from 120 ft<sup>2</sup> (11.15 m<sup>2</sup>) to 121,000 ft<sup>2</sup> (11241.27 m<sup>2</sup>)

**STORAGE UNITS**

Storage units range from 10 ft<sup>2</sup> (0.93 m<sup>2</sup>) to 2,500 ft<sup>2</sup> (232.26 m<sup>2</sup>)

**DESCRIPTION**

The property is a Grade II listed building which was once the largest spinning mill in the world under one roof. The mill has 6 floors which are easily accessible by stairs and 3 lifts including one purpose built 3 tonnes lift which measures 10ft x 6.5ft x 9ft. The interior of the mill has been renovated to provide easily accessible and flexible unit space.

The Swan Centre offers a unique range of services such as:

- Spaces built to customer requirements
- Free parking
- 24/7 security and CCTV
- Loading bay and ramps to the back for access and loading to first floor
- On site management team
- Opportunity to expand

The on site management team can build a unit to suit your space requirements dependant on the term of the lease.

The mill has high profile visibility and holds historic and prestigious value among locals.

**LOCATION**

The Swan Centre is located on Higher Swan Lane. The Mill is located 5 minutes from junctions 4, 5 and 6 of the M61 and 5 minutes from Bolton town centre.

**PROPOSITION**

Our clients are seeking to grant a new lease for a period to be agreed.

**SERVICE CHARGE**

Included in the rent.

**RATES**

Included in the rent

**VIEWING**

By arrangement with:-  
P R GIBBS & CO  
Telephone: 01942 844100  
e-mail: info@prgibbs.co.uk

**LEGAL COSTS**

Each party to bear their own costs.

**VAT**

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

## **DISCLAIMER**

**P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-**

- a. Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c. We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d. No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.



Storage Units



Industrial Units



Office Space

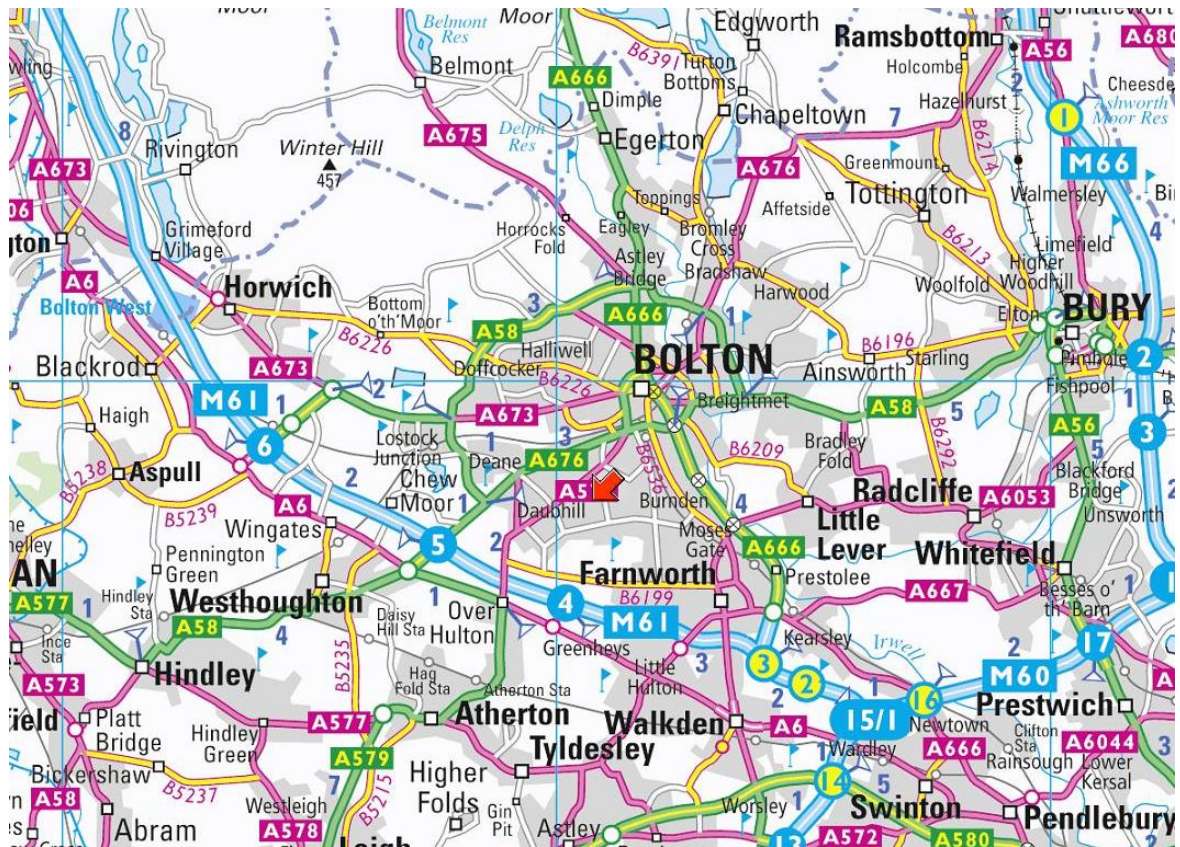
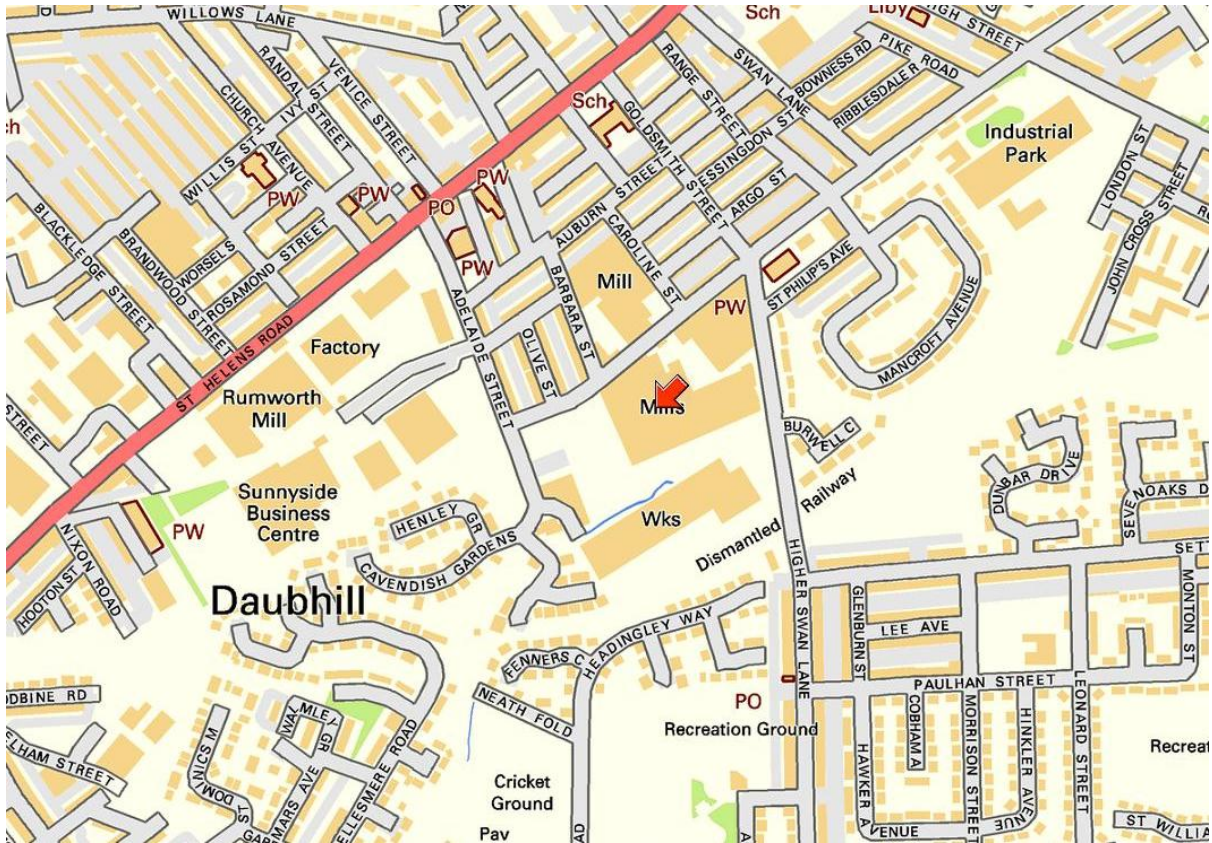


Reception to Offices



Loading Bays to Rear of Mill

## LOCATION MAP



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