

TO LET

WATERS MEETING PHASE 3, BRITANNIA WAY, BOLTON, BL2 2HH



5 - 50,000 Sq Ft (0.46 - 4,645 Sq M)

- **NEW PHASE TO BE SPECULATIVELY BUILT**
- **BESPOKE INTERNAL DESIGN**
- **THREE PHASE POWER**
- **SECURE SITE**
- **SUBJECT TO RECEIPT OF PLANNING PERMISSION**



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LOCATION

The premises are situated within the successful Waters Meeting Development at Britannia Way, just off Waters Meeting Road, within easy access of the A666. This road provides access to Bolton Town Centre and also thereafter to Junction 3 of the M61 Motorway.

DESCRIPTION

The property comprises of the final phase of Waters Meeting Development of new steel portal framed units, which are available to be designed to occupiers requirements.

ACCOMMODATION

	Sq.ft	Sq.m
Units 1-3	5,000	464.51
Units 4-7	6,000	557.41
Unit 11	50,000	4645.15

(Measurements to be confirmed)

SERVICES

All main services will be installed with three phase power and gas

RENTAL

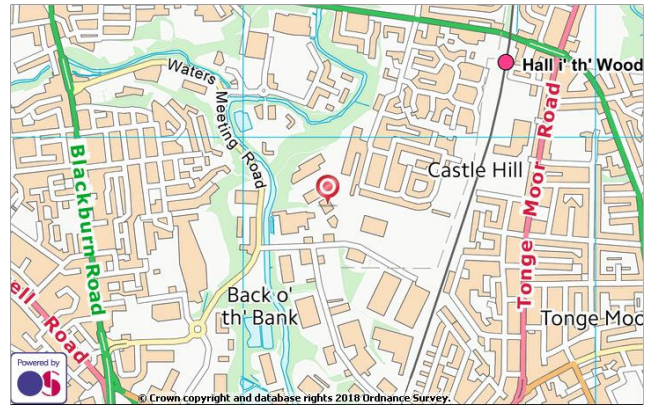
On Application

LEASE TERMS

The premises will be available by way of a New Full Repairing and Insuring Lease, terms to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.



RATES

To Be Assessed

VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

By appointment with the sole agent: NOLAN REDSHAW

Contact: Paul Nolan
TEL: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles
Email: jonathan@nolanredshaw.co.uk
Tel: 0161 763 0825



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