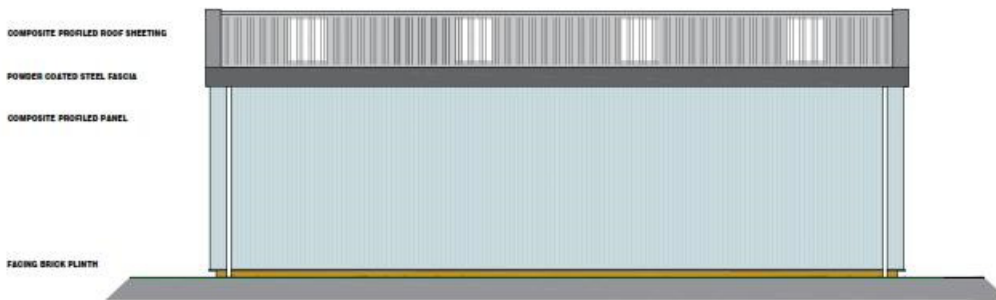
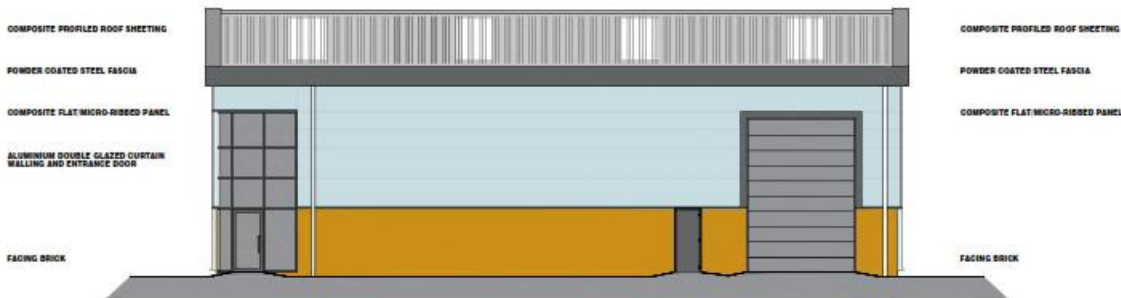


## UNIT 24 WATERS MEETING, BRITANNIA WAY, BOLTON, BL2 2HH



**NORTH ELEVATION**



**SOUTH ELEVATION**

**5,019 Sq Ft (466.27 Sq M)**

- **ON A DESIGN AND BUILD BASIS**
- **NEW BUILD WITH PRIVATE YARD**
- **BESPOKE INTERNAL DESIGN**
- **THREE PHASE POWER SUPPLY**
- **SECURE SITE WITH MANNED SECURITY AND STATE OF THE ART CCTV PLUS MONITORING**



## LOCATION

The premises are situated within the successful Waters Meeting development, on Britannia Way, just off Waters Meeting Road, within easy reach of the A666, which provides access to Bolton town centre and the direct link to junction 3 of the M61 motorway.

## DESCRIPTION

The property comprises a proposed unit, built to modern standards, with the benefit of 16 car parking spaces and good turning facilities for articulated vehicles.

The office specification is open to negotiation.

## ACCOMMODATION

<b>Total Area</b>	<b>5,019 Sq Ft</b>	<b>466.26 Sq M</b>
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(Measurements to be confirmed)

## SERVICES

We understand all mains services are included and there is a three phase power supply available nearby.

## RENTAL

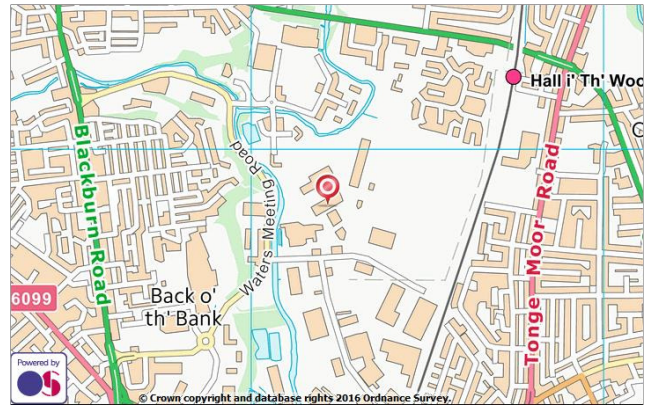
Indicative figure of £37,650 per annum exclusive for a shell finish.

## LEASE TERMS

The premises are available by way of a new full repairing and insuring lease, for a period to be negotiated.

## LEGAL FEES

Each party to be responsible for their own legal fees.



## RATES

The premises are yet to be assessed.

## VAT

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

## EPC

An Energy Performance Certificate is in the process of being produced.

## VIEWING

Strictly by appointment with the joint agents:

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

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



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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