

RAPLEYS

TO LET
Industrial Warehouse

rapleys.com
0370 777 6292

Units 25 & 26, Waters Meeting Industrial Estate,
Britannia Way, Bolton BL2 2AH

CONTACT **Peter Paphitis**
07917 674909 | peter.paphitis@rapleys.com
William Seddon
07786 264490 | william.seddon@rapleys.com



Recently refurbished modern
industrial warehouse

Well established industrial
estate with 24/7 security

Secure yard

7.5m eaves

1,093.84 sq m (11,774 sq ft)



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Location

The property is located off Britannia Way, within Waters Meeting Industrial Estate. Waters Meeting Road is accessed from Blackburn Road (A666) which provides direct access to Bolton town centre.

Description

The property, which has recently undergone a full refurbishment, consists of an industrial warehouse of steel portal frame construction. The building benefits from a maximum eaves height of 7.5 metres, two electric up and over doors and a secure yard to the front. Internally, the property provides a modern open plan space with partitioned office accommodation, W/C and kitchen facilities.

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|-----------|----------|--------|
| Warehouse | 1,093.84 | 11,744 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

Available by way of sub-lease or assignment expiring May 2022. Further details available upon request.



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Rating

We are advised that the current Rateable Value for the property is £0 due to ongoing repair works. However, the Rateable Value was previously £64,000 (1 April 2017) and the UBR for 2018/19 was 49.3p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

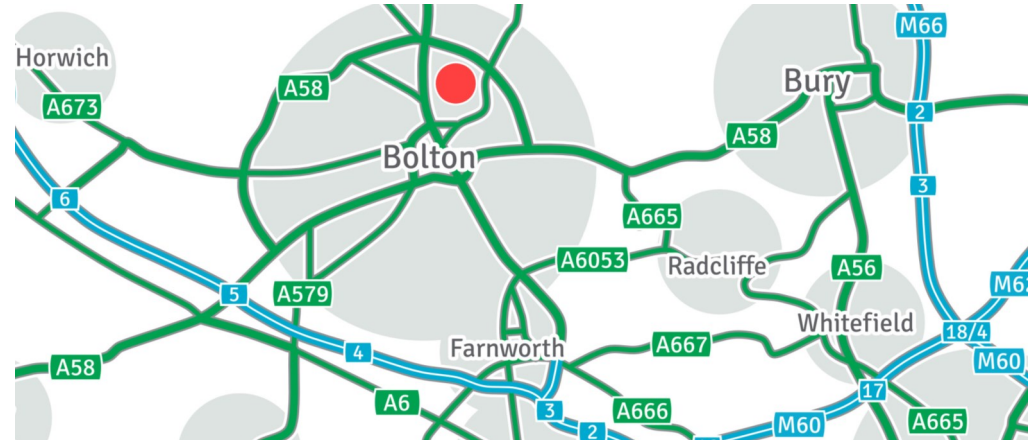
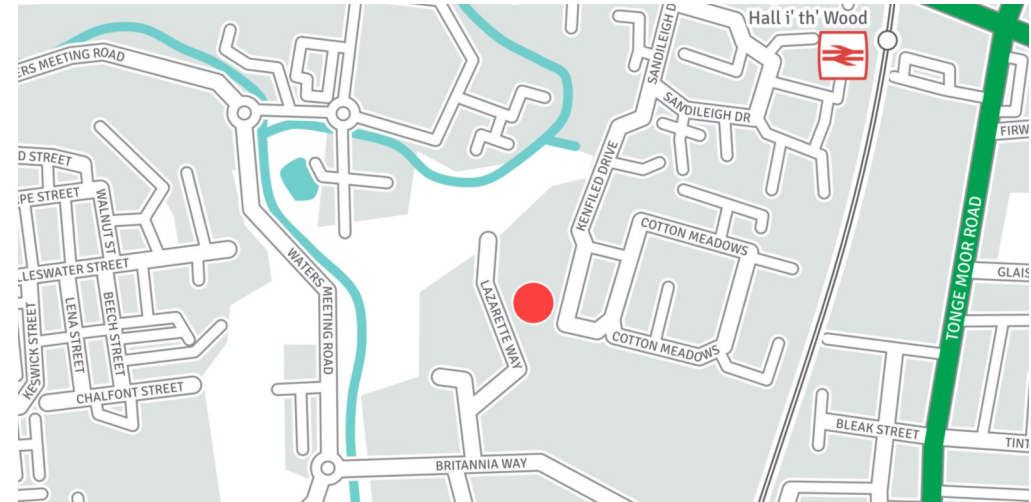
Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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