



## To Let Last Remaining Suite Well Appointed Office Accommodation

**Oceanic House, Navigation Business Park, Waters Meeting Road, Bolton,  
Lancs, BL1 8TT**

**2,500 (232.25 m<sup>2</sup>)**

- Excellent Communication Links
- Landscaped Surrounds
- Recently Refurbished
- Exceptional Local Amenities
- High Quality Fit Out
- Prominent Development



## Description

Navigation Business Park comprises two state of the art modern office buildings, Oceanic & Nautica, totalling over 20,000 sqft with open plan floors of 5,000 sqft each.

- Oceanic key features/specification:
- Double height entrance lobby
- DDA compliant
- 150mm full access raised floors
- Comfort cooling and heating system
- Suspended ceilings incorporating LG 7 compliant lighting and energy efficient lighting controls
- Generous car parking allocation (ratio: 1:265 sqft)
- Excellent accessibility to regional motorway network
- 24 hour access & monitored CCTV
- Male, female and disabled WCs on each floor
- 8 person passenger lift

## Location

Navigation Business Park is located in a prominent position on Waters Meeting Road, less than 1 mile to the north of Bolton town centre, close to its intersection with Blackburn Road (A575).

The location benefits from excellent accessibility to the motorway network via the

A666 St. Peters Way dual carriageway which leads to the M61/M60. Manchester city centre is 25 minutes away.

## Accommodation

The alst remaining office suite at Oceanic House is available and we understand this measures 2,500 ft<sup>2</sup> - 232.25 m<sup>2</sup> on a net internal area basis.

## Rent and lease terms

£28,000 + VAT Per annum (£11.20 ft<sup>2</sup>) payable quarterly in advance on effective full repairing and insuring terms for a term to be agreed.

Please note a service charge will also be payable further details can be provided on request.

## Planning Use

B1 office use

## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of VAT, but will be liable for, VAT at the prevailing rate.

## Business Rates

Any ingoing Tenant will be responsible for the payment of any business rates levied on the demised by the local rating authority.

## Viewing

Viewing by way of appointment through the joint agent Miller Metcalfe Commercial  
John Fletcher  
01204 525252  
07855773792  
[john.j.fletcher@millermetcalfe.co.uk](mailto:john.j.fletcher@millermetcalfe.co.uk)

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