



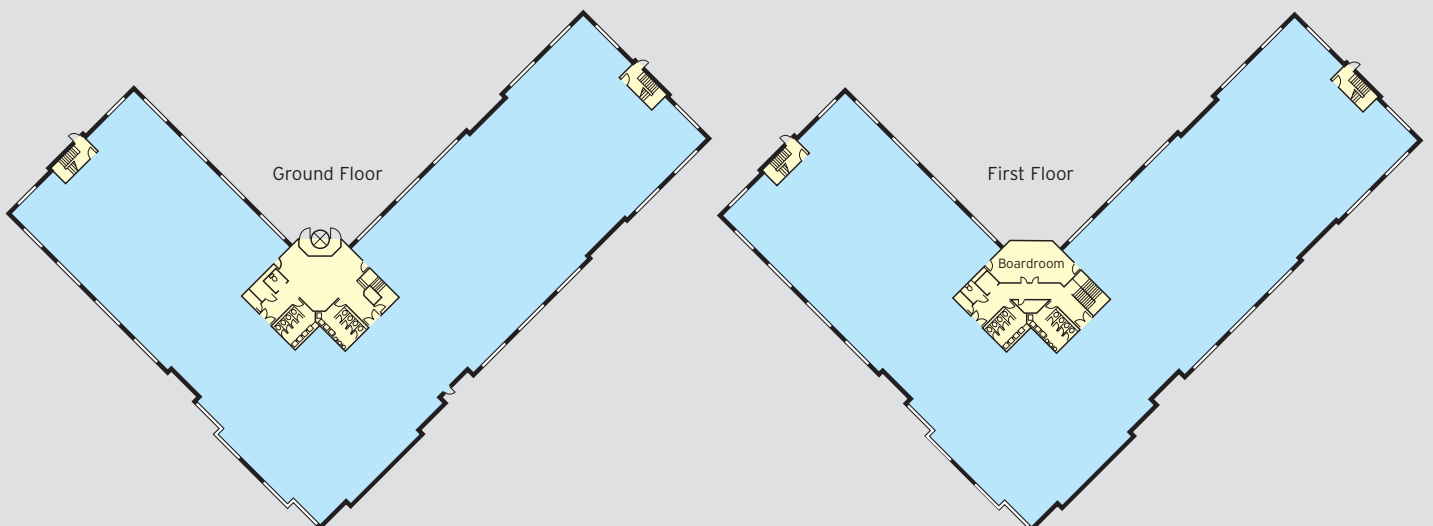
Proposed High Quality Office Building

TO LET

1,108 sq.m. (11,927 sq.ft) to 3,136 sq.m. (33,756 sq.ft.)



Grade A Specification || 172 Car Parking Spaces || Edge of Town Location



Floor plans

Waters Meeting Road The Valley Bolton



LOCATION

The Valley is now an established mixed-use development boasting a variety of uses including offices, industrial and warehouse units, cinema, pub, fitness centres and restaurants all on the fringe of Bolton Town Centre.

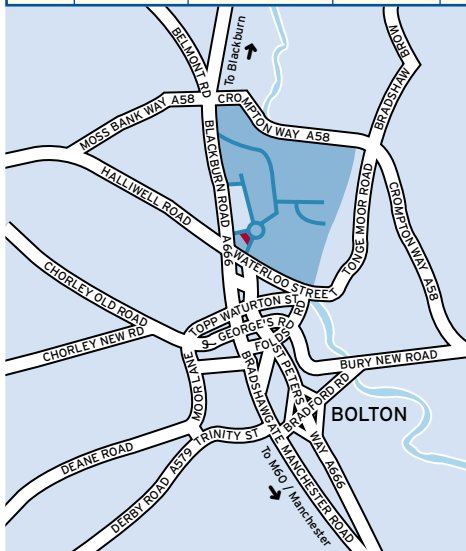
Situated approximately 15 miles to the north west of Manchester, The Valley links directly to the A666 Blackburn Road/St Peter's Way, providing easy access to the M61, M60 and M62 regional motorway network.

Occupiers at The Valley already include Total Fitness, Business Link, Warburtons, Royal Bank of Scotland Group, Corus and Bolton at Home to name just a few of the companies who have appreciated the benefits that this location has to offer.



ACCOMMODATION SCHEDULE

	PHASE 1		PHASE 2		TOTAL	
Floor	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Gf.	1,108 m ²	11,927 sq.ft.	446 m ²	4,801 sq.ft.	1,554 m ²	16,727 sq.ft.
1	1,136 m ²	12,228 sq.ft.	446 m ²	4,801 sq.ft.	1,582 m ²	17,029 sq.ft.
Total	2,244 m ²	24,155 sq.ft.	892 m ²	9,602 sq.ft.	3,136 m ²	33,756 sq.ft.



SPECIFICATION

- >> VRV Heating & Cooling
- >> Fully accessible raised floors
- >> Contract quality carpet tiles
- >> Triple compartment floor outlet boxes
- >> Suspended ceilings
- >> Modular LG3 lighting
- >> Double glazed windows
- >> Fully tiled male, female and disabled persons toilets
- >> Passenger lift
- >> 172 on-site car parking spaces
- >> Option to phase construction.

ALL ENQUIRIES

Orbit
Developments
01204 673200

Terms & Conditions - The accommodation is offered on a new, fully repairing and insuring lease(s) for a term of years to be agreed, incorporating upward only rent reviews and service charge recovery provisions.

Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the lessor or their agents can accept responsibility for them. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. August 2005.