



To Let - Hybrid Office and Warehouse building

Bennett House, Viking Street, Bolton, North West, BL3 2RR

8,052 ft² (748.03 m²)

- Hybrid Building offering warehouse and office accommodation
- Good access to A(666) and the regional motorway network
- DDA Compliant offices
- On Site Car parking
- Ready for immediate occupation
- A number of amenities nearby

Description

Bennett House provides a two-story Hybrid Office building. The ground floor provides a light manufacturing or storage and distribution space and the first floor providing a mix of open-plan and cellular offices finished to a high specification.

Internally, the ground floor provides a reception area leading to a warehouse facility with concrete floor, perimeter trunking, suspended ceiling and painted brick walls. There is a testing area which is carpeted and used for the testing of electronic equipment. There is also a rear shutter that is used for loading and unloading of equipment. The ground floor has a lift and a disabled WC.

The first floor is accessed by a spiral staircase which brings it into an open reception area and a large open-plan office, a private office, boardroom, kitchen facilities and a room designated as an office, but is currently used as a gym. It also provides male and female WCs, a suspended ceiling with LED Lighting, Cat V cabling, gas central heating, is fully carpeted, air conditioned and has double-glazing with fob access, both externally and internally and CCTV both externally and internally.

There is also a large car park with capacity for some external storage and 20 car parking spaces. There is also planning consent for an extension of the ground floor warehouse which could be implemented subject to terms.

Location

Burnden House is located on Viking Street, which in turn provides access on to Manchester Road via Weston Street. It is approximately half a mile from Bolton town centre and has good access to the A(666) via Manchester Road, which in turn links to the regional motorway network.

There are a number of retail parks, car dealerships and amenities nearby including Asda, McDonalds, Starbucks Carrs Pasties. The site benefits from excellent transport links and access.

Accommodation

The premises have been measured on a Gross Internal Area basis and provide the following accommodation:

Floor	GIA m ²	GIA ft ²
Ground Floor Warehouse	391	4,207
1 st Floor Offices	357	3,845
Total	748	8,052

Rent and Lease Terms

£96,000 per annum (£12.00 per sq ft) exclusive of all other outgoings and payable quarterly in advance.

Available on a full repairing and insuring lease for a term of five years.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT maybe charged where applicable at the prevailing rate

Business Rates

Rateable Value: £54,000 .This is an extract from the Rating List and will not reflect Transitional Arrangements or Small Business Relief.

Viewing

Strictly through the sole agents Fletcher CRE

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