

UNIT A TO LET

BRITANNIA BUSINESS PARK

THE VALLEY - BOLTON

Modern industrial/warehouse unit with 2 storey office accommodation



19,560 sq ft (1,817sq m)



UNIT 1A BRITANNIA BUSINESS PARK



Specification

- **Frame** – Steel portal frame
- **Eaves Height** – 7 metres
- **Walls** – Facing brickwork and vertical ribbed cladding to exterior. Blockwork and insulated cladding to interior
- **Roof** – Insulated profiled metal decking with roof lights
- **Floor** – Concrete floor slab with power float finish
- **Windows** – Aluminium frame double glazed windows and office entrance screen
- **Doors** – 2 No. sectional up and over loading doors and 1 No. electrically operated concertina loading door. Double glazed office entrance door. Fire escape doors and frames
- **Offices** – Extensive office accommodation on Ground and 1st floors comprising private offices, meeting rooms, general office areas, canteen, kitchen, kitchenette, male, female, executive and Disabled Persons toilet accommodation
- **Heating** – Gas fired system and electric convector heaters to office areas. Gas fired warm air blowers to warehouse area
- **Lighting** – High Bay lighting to warehouse area. Category 2 light fittings to office areas
- **Services** – 3 phase electricity, gas, water and drainage
- **External** – Access to the unit is via a gated access leading to a common service yard and car parking for 30 cars



INDICATIVE WAREHOUSE AREA



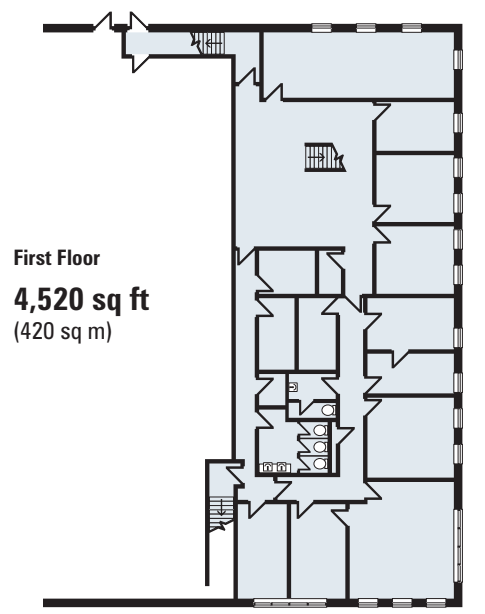
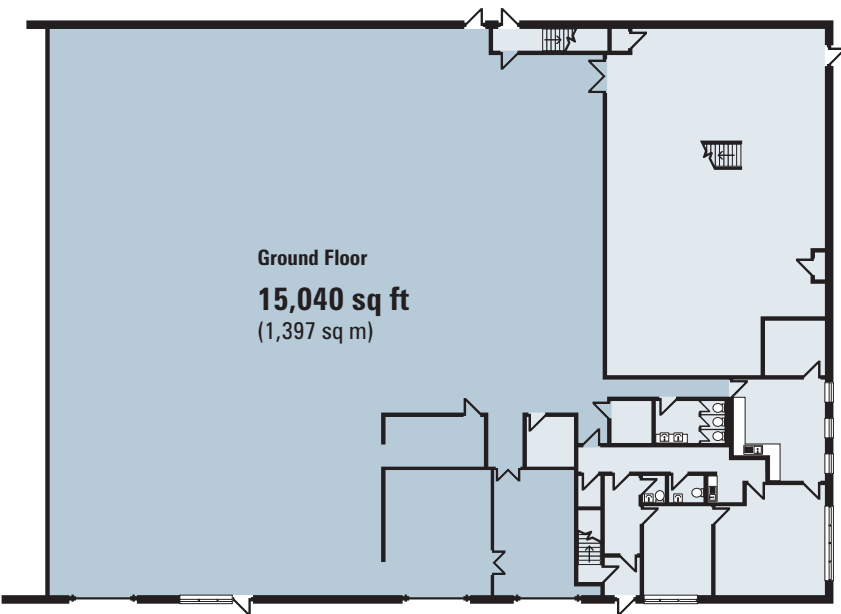


Accommodation

Modern industrial/warehouse unit with extensive 2 storey office accommodation comprising:-

Ground Floor	15,040 sq ft (1,397 sq m)
First Floor	4,520 sq ft (420 sq m)
Total	19,560 sq ft (1,817 sq m)

All areas are Gross Internal



UNIT

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The Location

The Valley is an established mixed-use development boasting a variety of uses including offices, industrial and warehouse units, retail and leisure including a 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 include Warburtons, Corus, Royal Bank of Scotland, Royal Mail, Bolton at Home, Total Fitness and Athertons to name just a few.



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TERMS & CONDITIONS: The premises are offered on a new fully repairing and insuring lease for a term of years to be agreed, incorporating rent reviews and service charge recovery provisions

DISCLAIMER: 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. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (1110)