

TO LET
HQ OFFICE
BUILDING
WITH CAR
PARKING
11,008 SQ FT

Waters **Meeting** **House.**

- **11,008 sq ft HQ office building To Let**
 - **Grade A specification**
 - **Established business location**
 - **On-site parking for 28 cars**
 - **On the edge of Bolton town centre**
 - **Excellent transport links**
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Location.

Situated along Waters Meeting Road, an established office and industrial location just outside Bolton town centre.

The immediate area surrounding the property is home to a mix of national and local occupiers, including Warburtons, Handlesbanken, Bolton at Home, Post Office depot, Speedy Hire and Plumbase.

The property is ideally situated to take advantage of all the amenity Bolton has to offer, whilst benefitting from excellent transport links and accessibility.

Blackburn Road (A666) is just a 3 minute drive from the property, connecting Blackburn to the north and Manchester to the south. In addition, Hall i' th' Wood train station is a short walk from the building with services to Blackburn, Manchester, Salford, Rochdale and Clitheroe.



Waters Meeting House.

Description.

An impressive HQ style office building refurbished to a Grade A specification.

The two-storey self-contained building, which sits within a leafy secure site just off Waters Meeting Road, has been refurbished to provide high quality Cat A open plan office space with on-site car parking for 28 vehicles.

The property benefits from a double-height glazed entrance that would make an impressive reception area for an ingoing occupier.

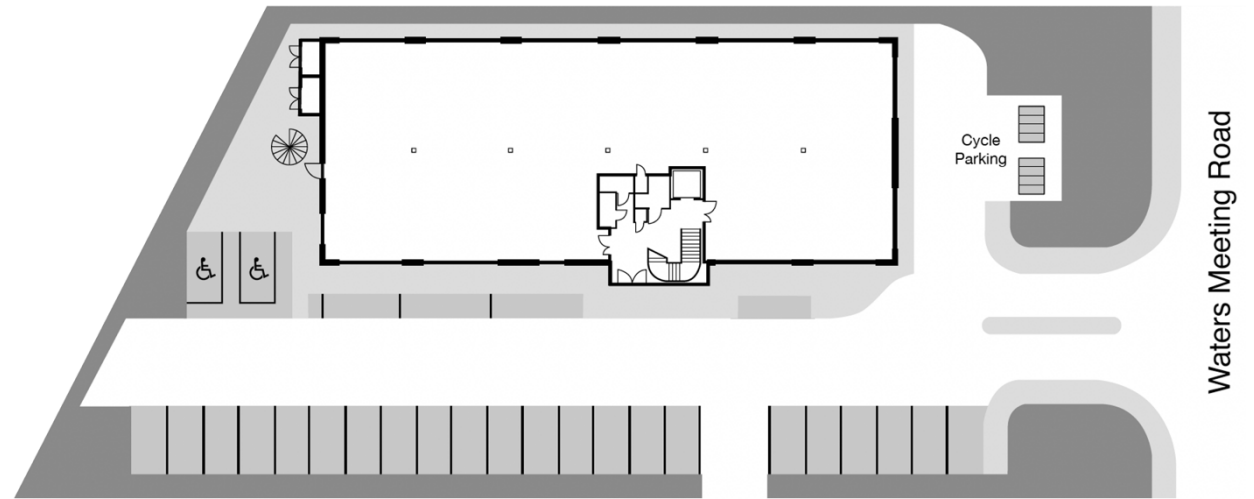


Availability.

The property is available as a whole for immediate occupation. The building may also be let on a floor-by-floor basis.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate net internal floor areas.

Externally, there are 28 car parking spaces and cycle parking. There is also the possibility of increasing the number of spaces through block parking.



INDICATIVE FLOOR PLAN

AREA	SQ FT	M ²
GROUND	5,504	511.3
FIRST	5,504	511.3
TOTAL	11,008	1,022.6

Specification.

The property has undergone a full CAT A refurbishment to provide modern open plan office space throughout.



- MODERN GRADE A OFFICE BUILDING
- CAT A REFURBISHMENT
- SUSPENDED CEILING WITH FLAT PANEL LED LIGHTING
- RAISED ACCESS FLOOR
- IMPRESSIVE GLAZED ENTRANCE / RECEPTION
- PASSENGER LIFT
- DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- AIR CONDITIONING

Terms.

LEASE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Rent on application.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

EPC

Available on request.

SERVICE CHARGE

A service charge would be payable if the property is let on a floor by floor basis.

BUSINESS RATES

The tenant will responsible for payment of the business rates at the property.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from prospective occupiers.

Contact.

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