

UNIT 43 WATERS MEETING, BRITANNIA WAY, BOLTON, BL2 2HH



6,089 Sq Ft (565.68 Sq M)

- **LAST REMAINING UNIT ON THIS PHASE**
- **5.75 METRE EAVES HEIGHT**
- **THREE PHASE POWER**
- **SECURE SITE**



0161 763 0828



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LOCATION

The premises are situated within the successful Waters Meeting Development at Britannia Way, just off Waters Meeting Road, within easy access of the A666. This road provides access to Bolton town centre and also thereafter to Junction 3 of the M61 Motorway.

DESCRIPTION

The property comprises of the final speculative phase of Waters Meeting Development of new steel portal framed units.

ACCOMMODATION

	Sq. ft	Sq. m
Unit 43	6,089	565.68

Larger units are also available by way of design and build.

SPECIFICATION

Eaves Height:	5.75 metres
Floor Loading:	20KN per sq. m
Power:	Three Phase 3x100 amp

SERVICES

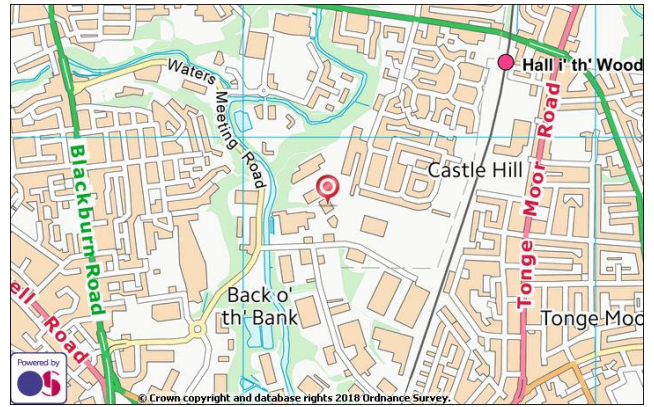
All main services will be installed with three phase power and gas

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order, and are of adequate capacity and suitable for their purpose.

RENTAL/PRICE

£8 per Sq. Ft., per annum / £140 per Sq. Ft., per annum.



LEASE TERMS

The premises will be available by way of a New Full Repairing and Insuring Lease, on terms to be negotiated, or by way of a long leasehold sale, i.e., a virtual freehold.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To be assessed following completion.

SERVICE CHARGE

The current service charge for the external maintenance of the site is £3,044.50 per annum.

INSURANCE

The current buildings insurance for the premises is £1,339.58 per annum.

VAT

Rents and prices where quoted are exclusive of, but will be liable to, VAT at the prevailing rate.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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EPC

An Energy Performance Certificate will be prepared on completion.

VIEWING

By appointment with the sole agent:
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

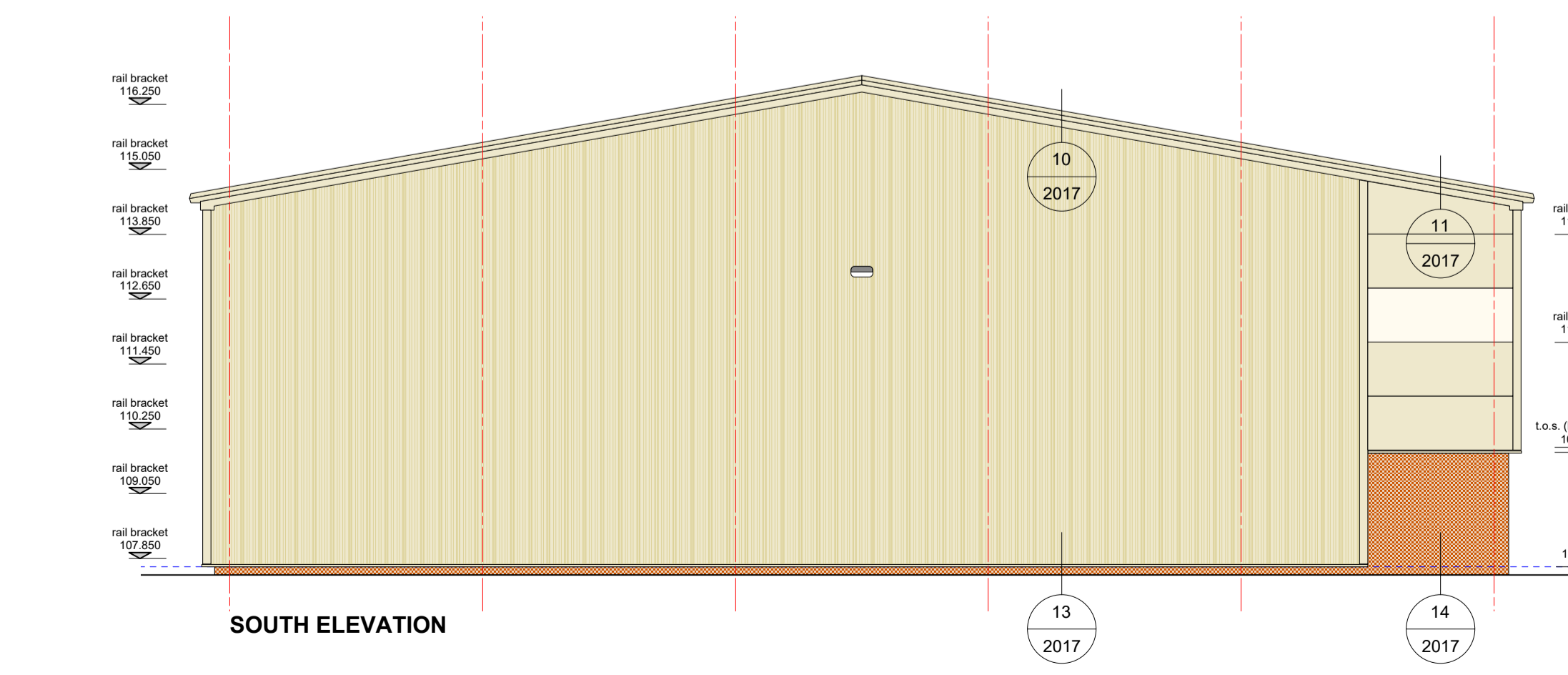
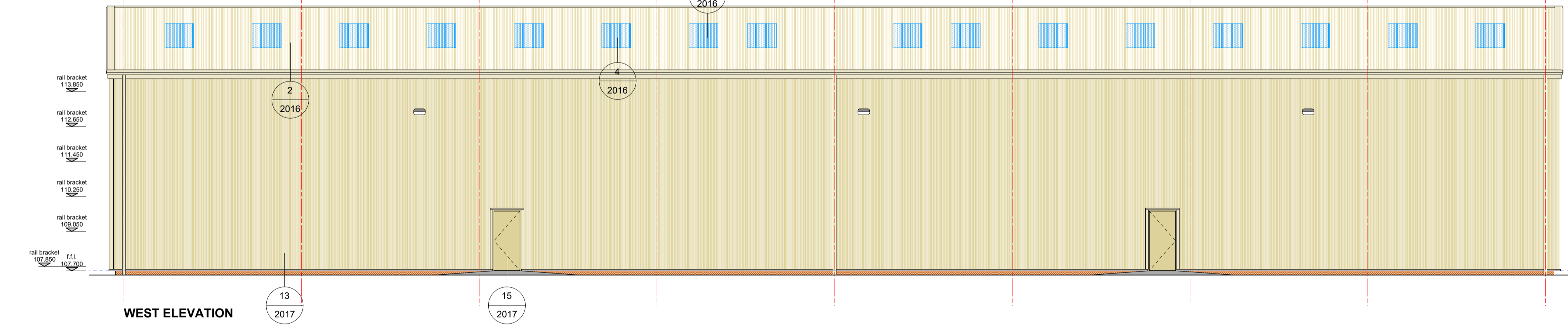
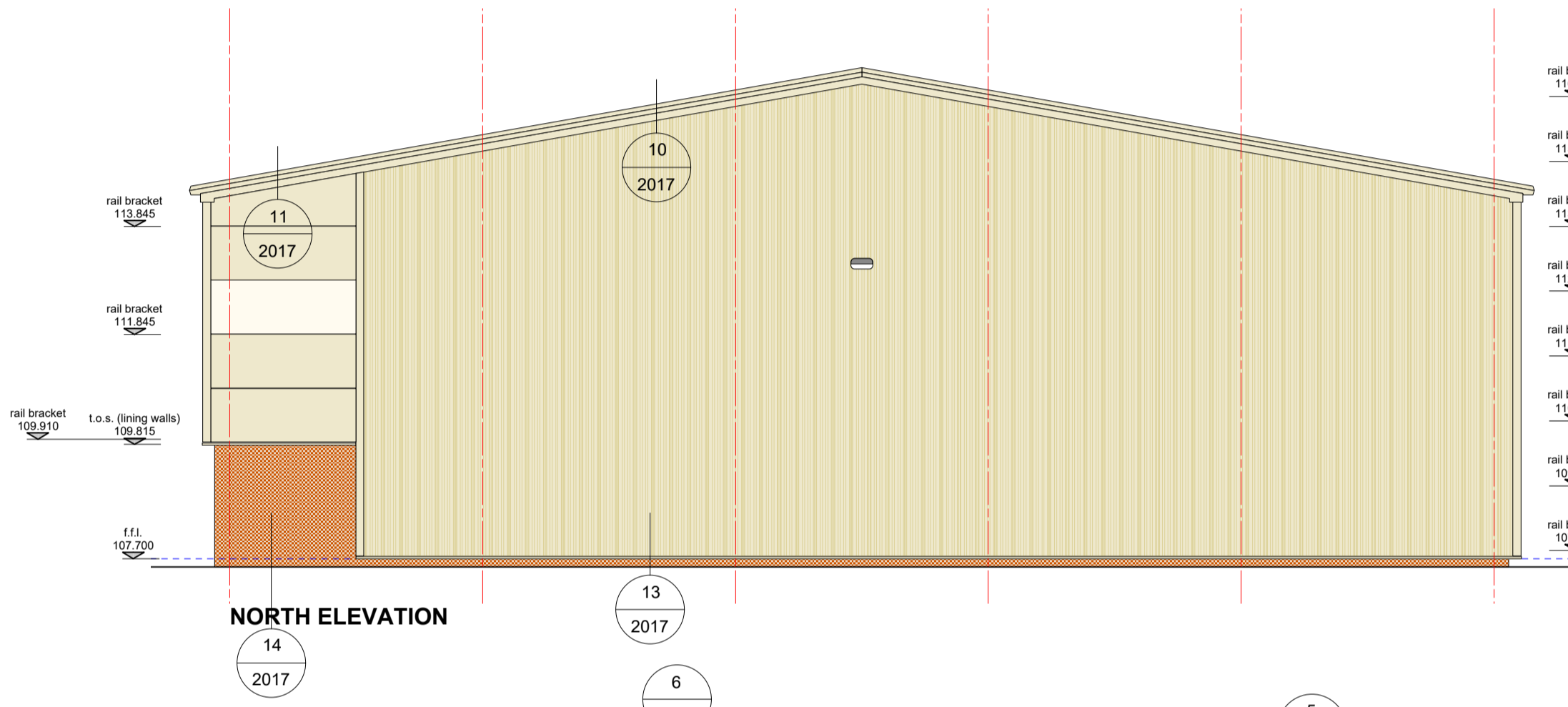
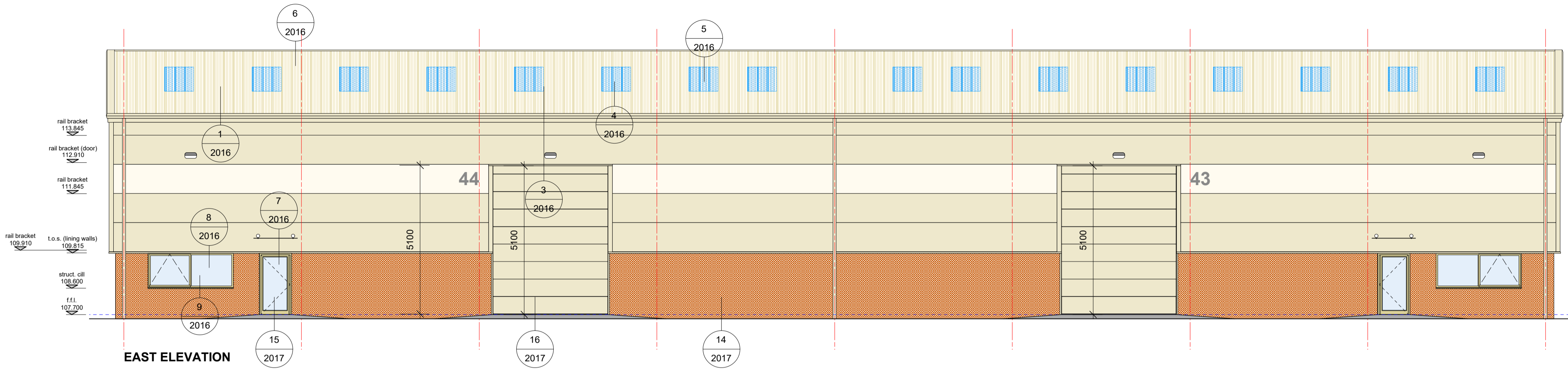
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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REV	DATE	NOTES	CHK
C-04	23.04.21	LEVELS AMENDED FOLLOWING REVISION TO F.F.L.	RE
C-03	08.04.21	FURTHER DETAIL REFERENCES ADDED	RE
C-02	01.04.21	DETAIL REFERENCES ADDED	RE
C-01	30.03.21	FIRE EXIT DOORS MOVED TO REAR OF BUILDING	RE

CONSTRUCTION

Client
B. & E. BOYS LTD.

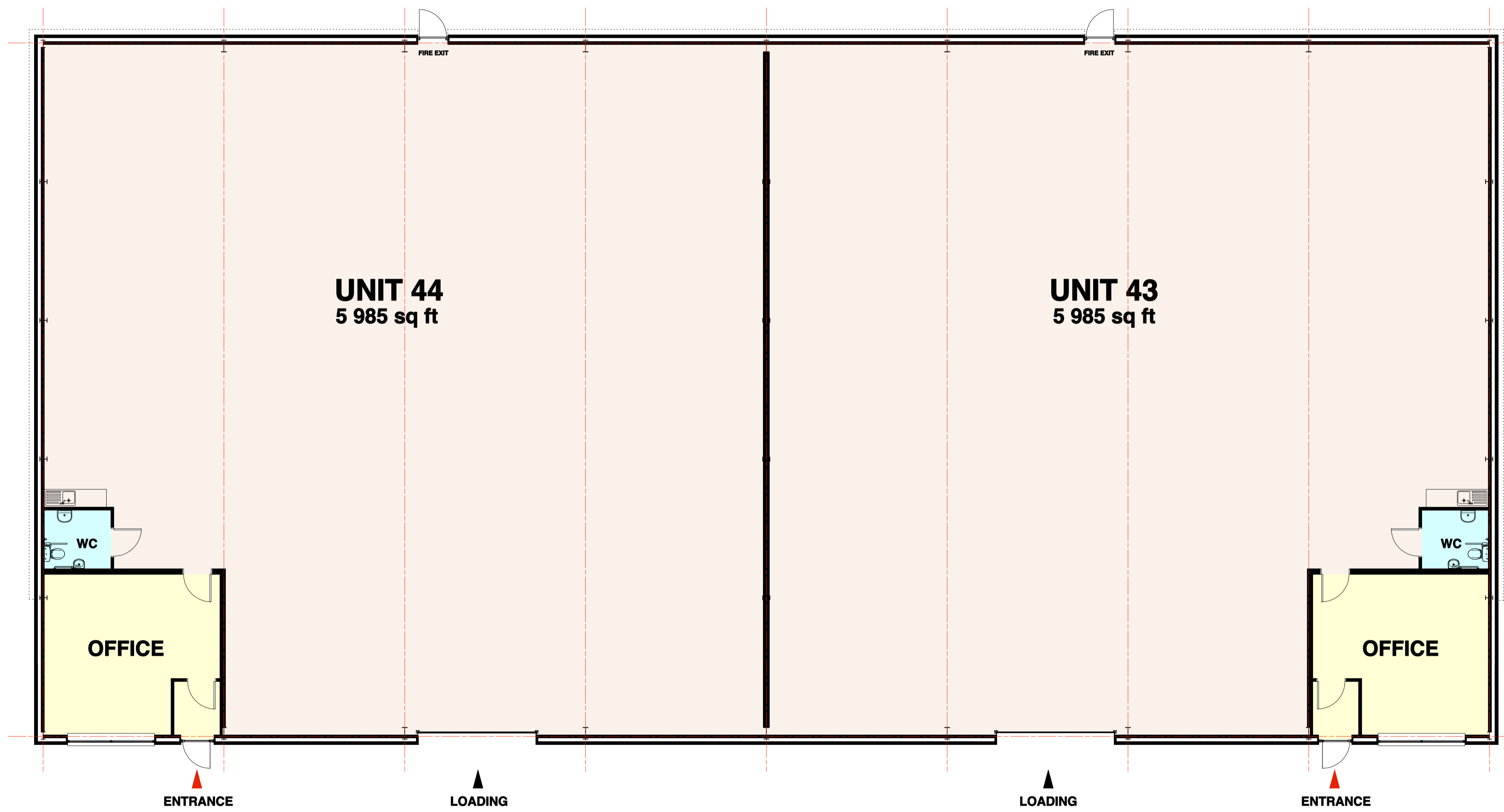
Project
**UNITS 40-44
WATERS MEETING, BOLTON**

ELEVATIONS - UNITS 43-44

Drawn	Checked	Paper Size	Scale	Date
PR	RE	A1	1:100	08.02.21

Project No.	Drawing No.	Revision
18250	2012	C-04

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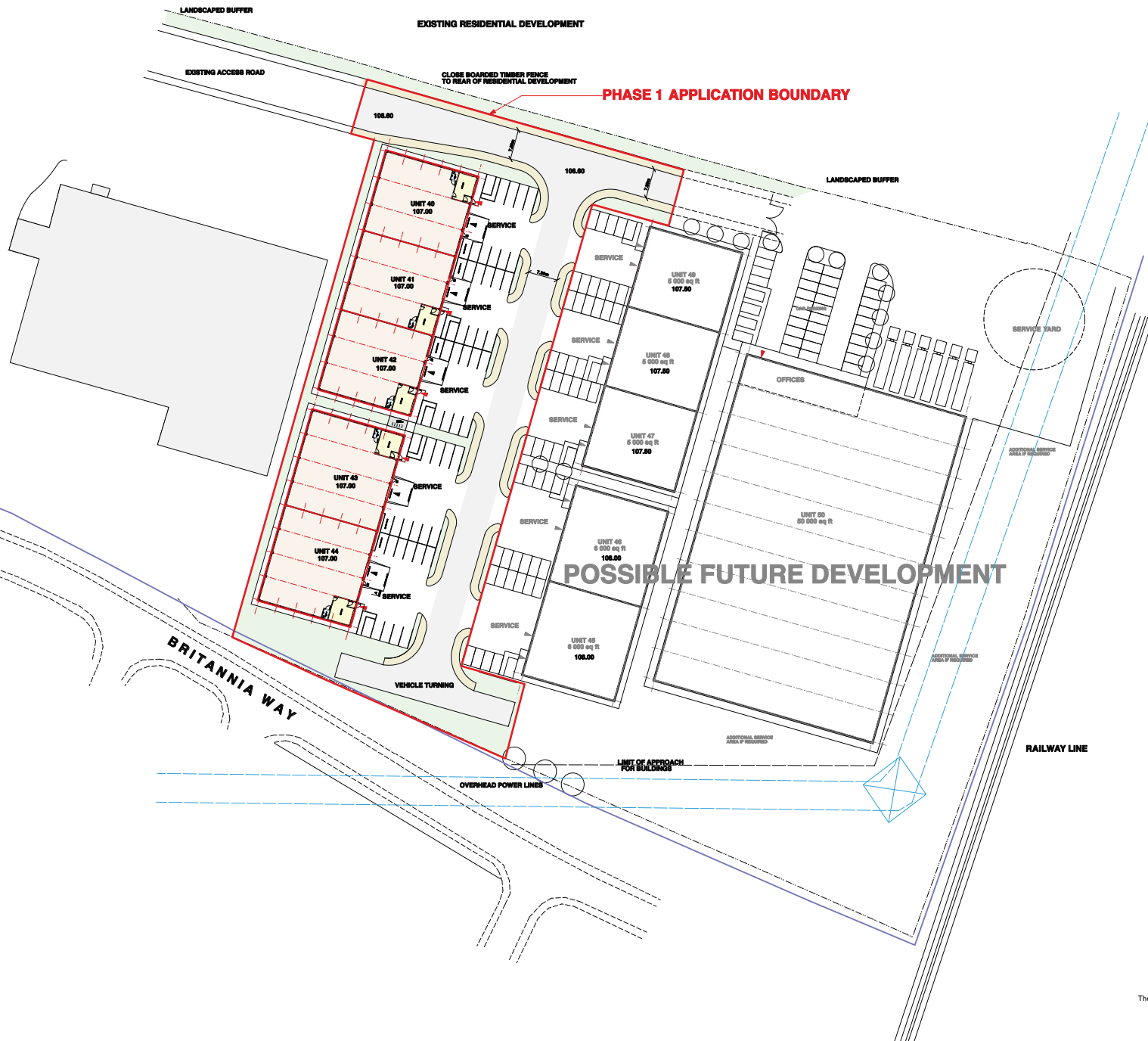


FLOOR PLAN UNITS 43 & 44

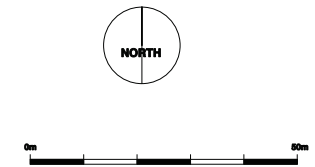
**SCHEDULE OF ACCOMMODATION:
PHASE 1**

UNIT 40:	468.80 sq m	5 046 sq ft
UNIT 41:	468.40 sq m	5 041 sq ft
UNIT 42:	469.20 sq m	5 050 sq ft
UNIT 43:	562.80 sq m	6 058 sq ft
UNIT 44:	562.80 sq m	6 058 sq ft

PHASE 1 TOTAL: 27 253 sq ft.



SUPPOSED LINE OF PUBLIC RIGHT OF WAY BOLTON 505



PLANNING DRAWING

REV A: SUPPOSED LINE OF PUBLIC RIGHT OF WAY BOLTON 505 ADDED, 10.2.18

Client: **B & E BOYS (BROTHER INVESTMENTS LTD)**
Project: **WATERS MEETING 2, BOLTON**

Drawing Title: **PROPOSED SITE PLAN PHASE 1**

Drawn	Checked	Paper Size	Scale	Date
RE	PKR	A1	1:500	24.10.18
Project No.	Drawing No.	Revision		
18250	P102	A		

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