

UNIT 45 WATERS MEETING, BRITANNIA WAY, BOLTON, BL2 2HH



6,089 Sq Ft (565.68 Sq M)

- **AVAILABLE FEBRUARY 2024**
- **5.75 METRE EAVES HEIGHT**
- **THREE PHASE POWER**
- **SECURE SITE**



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.

Access is via an electrical roller shutter and are externally profile steel clad. Internally the floor is concrete slab with disabled WC and kitchenette.

The premises are available as of February 2024.

ACCOMMODATION

	Sq. ft	Sq. m
Unit 45	6,089	565.68

SPECIFICATION

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

SERVICES

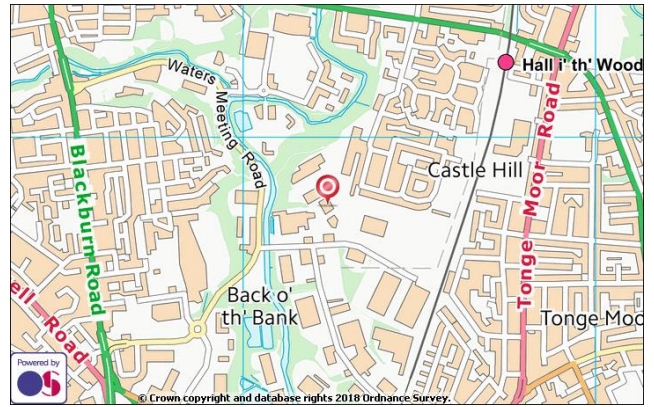
All main services will be installed with three phase power and gas

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

£8.50 per Sq. Ft., per annum.



PRICE

On Application.

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

Not yet assessed.

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 currently £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.



0161 763 0828

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.

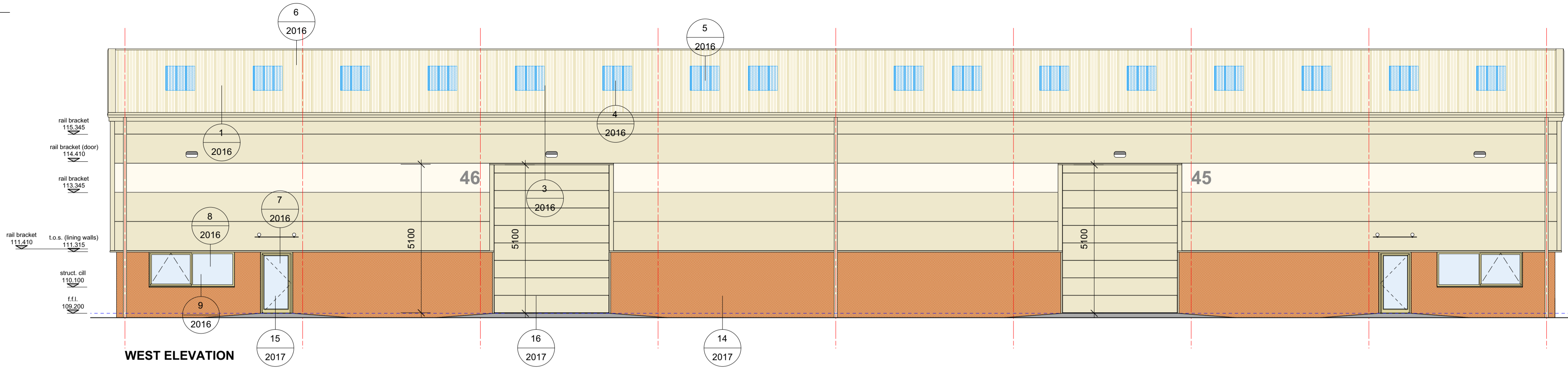


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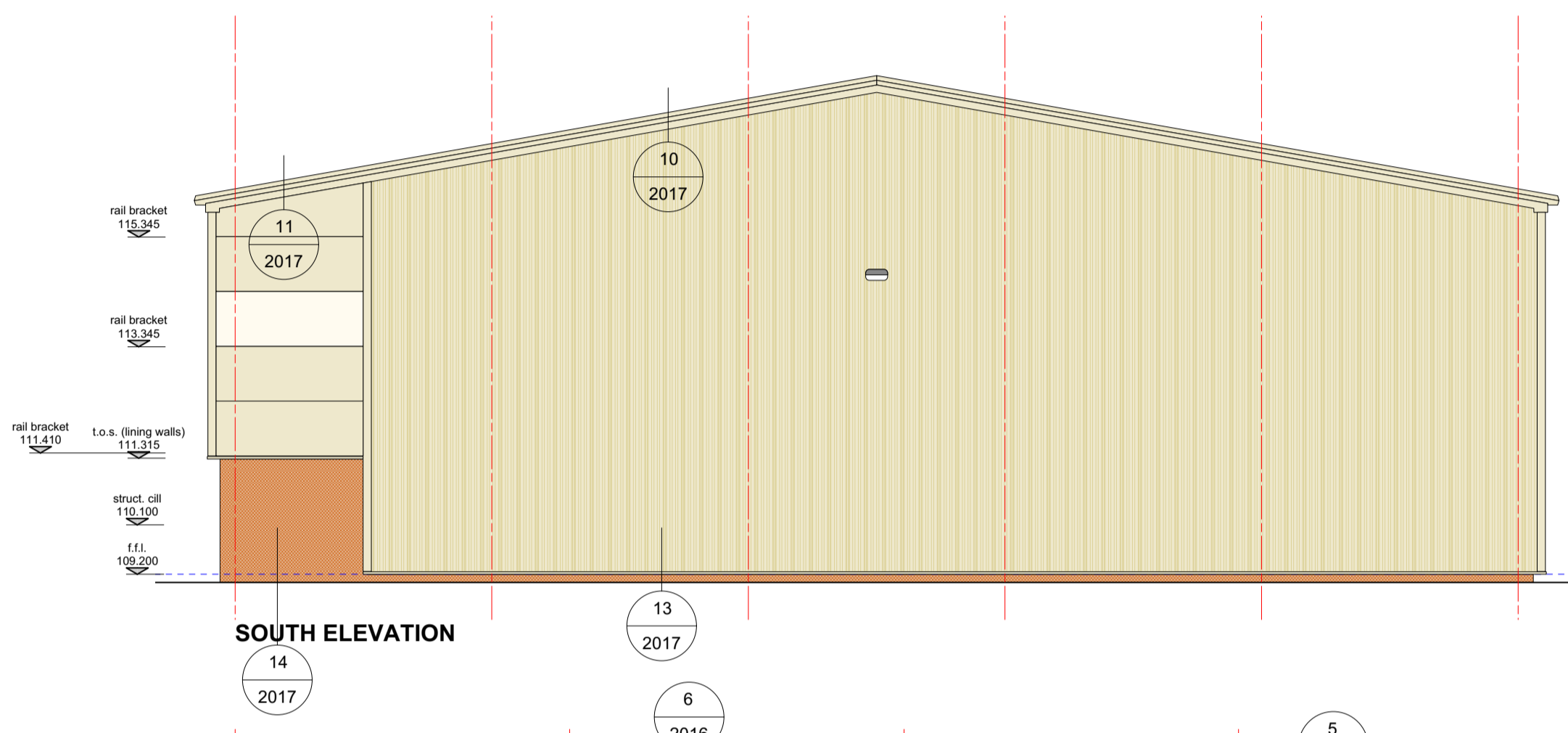


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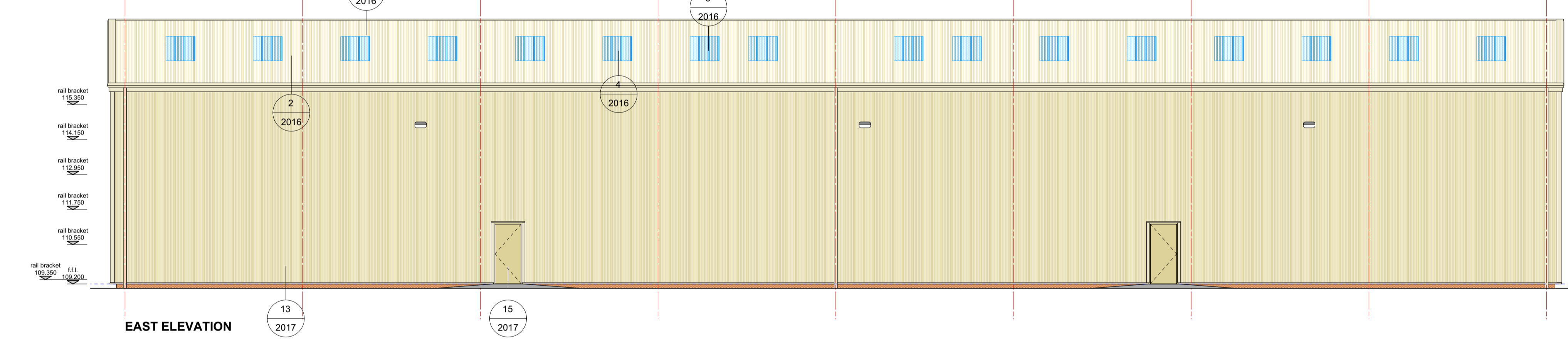




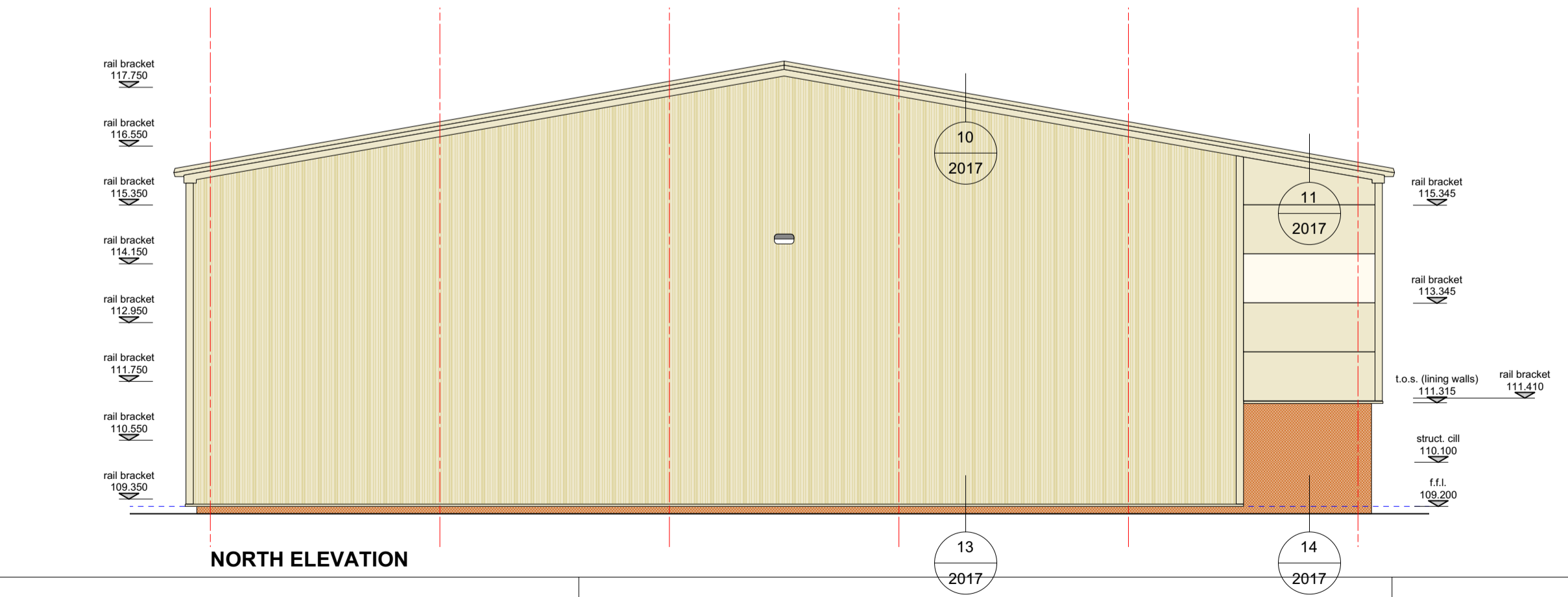
WEST ELEVATION



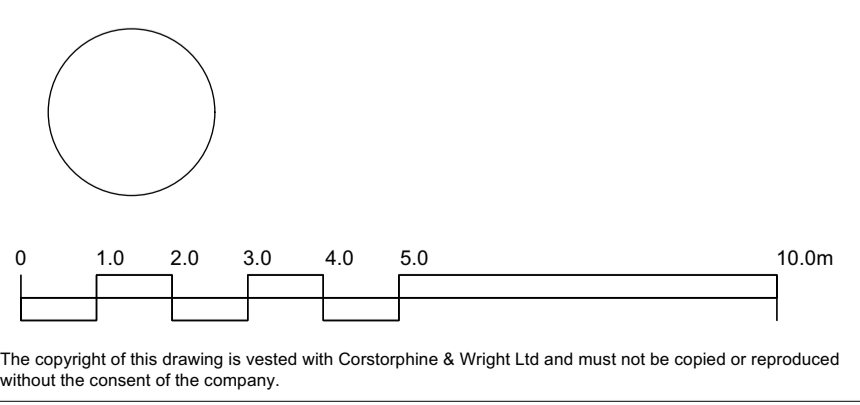
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

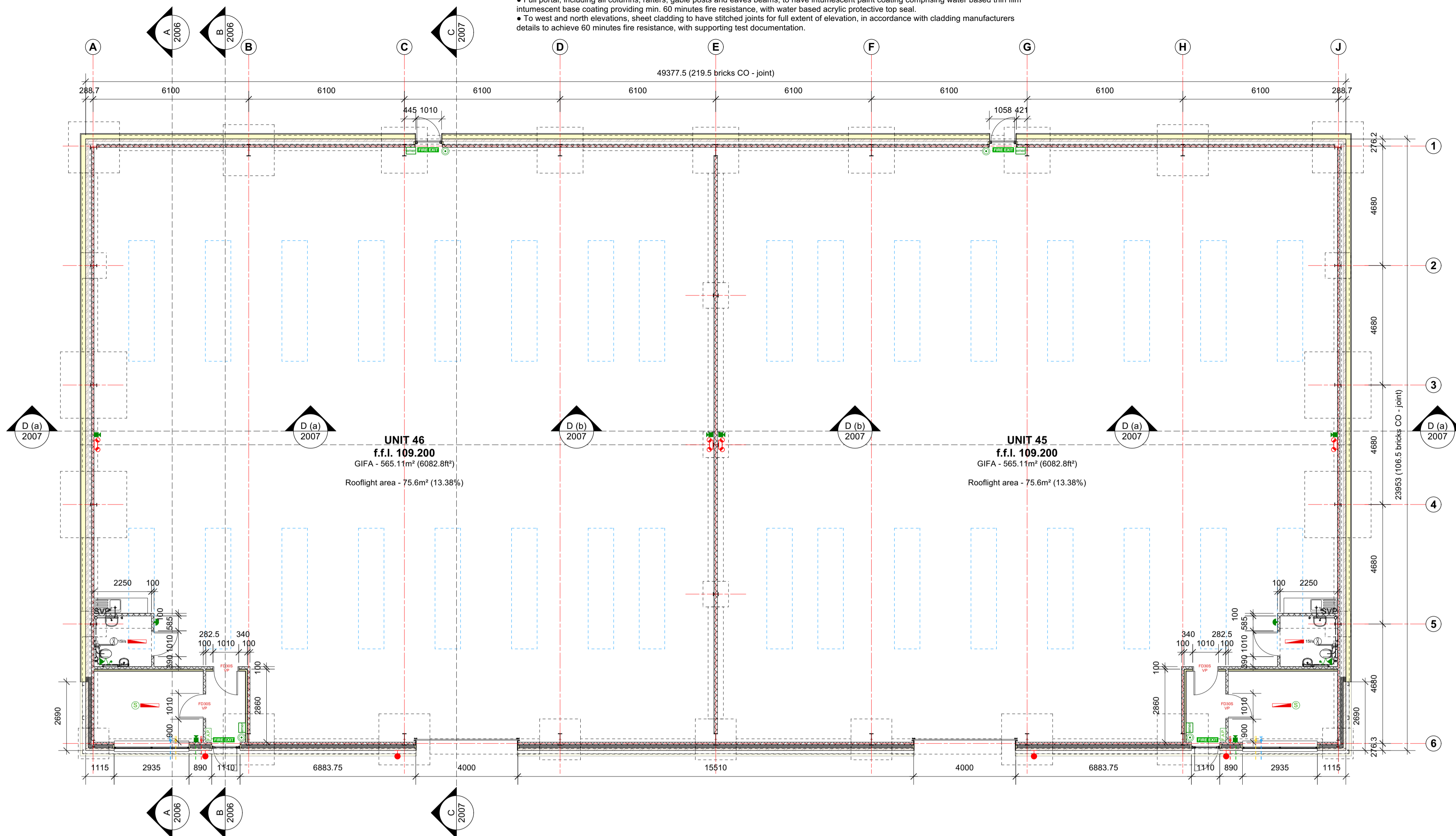


Rev.	Description	Date	Drawn	Chk.
C-01	UNIT NUMBERS CORRECTED	25.08.22	PR	RE

Client B. & E. BOYS LTD.		Corstorphine & Wright	
Project UNITS 45-49 WATERS MEETING, BOLTON			
Drawing Title UNIT 46-45 ELEVATIONS		Drawing No. 21542-2012	
Drawing Status CONSTRUCTION		Drawn PR	Checked RE
		Paper Size A1	Scale 1:100
		Date 02.03.22	Revision C-01

The following fire protection measures are to be undertaken

- Full portal, including all columns, rafters, gable posts and eaves beams, to have intumescent paint coating comprising water based thin film intumescent base coating providing min. 60 minutes fire resistance, with water based acrylic protective top seal.
- To west and north elevations, sheet cladding to have stitched joints for full extent of elevation, in accordance with cladding manufacturers details to achieve 60 minutes fire resistance, with supporting test documentation.



BUILDING CONSTRUCTION NOTES

Substructure

Substructure comprises reinforced concrete bases for steel portal frame, with trench fill reinforced concrete strip foundations between bases. Trench fill reinforced concrete strip ground beams also to be installed on each portal line to support suspended floor slab. All substructure to be as detailed on Structural Engineer's drawings.

Superstructure

Superstructure comprises hot rolled section steel portal frame columns, rafters and braces. Portal columns bolted to reinforced concrete bases, all to detail by steelwork sub-contractor.

Ground Floor Construction

Ground floor construction comprises 150mm reinforced concrete powder floated ground bearing slab, all to detail by Structural Engineer. Slab laid over 500g fully jointed and taped vapour barrier, 50mm foil faced PIR insulation and 2000g fully jointed and taped damp proof membrane, linked and sealed to damp proof course around perimeter of building. Perimeter of slab to incorporate 20mm vertical insulation to minimise perimeter cold bridging. Sand blinded sub-base to be to details by Structural Engineer.

External Walls - Masonry

External wall construction comprises 102mm facing brickwork laid in 1:1.6 cement:lime:sand mortar, 125mm cavity fully filled with mineral fibre insulation slabs with a minimum thermal conductivity of 0.037W/mK and 100mm solid concrete blockwork lining laid in 1:1.6 cement:lime:sand mortar. Masonry built to a maximum height of 2100mm, restrained with inverted cold rolled channel bolted between portal frame columns. Base of cavity wall to incorporate lean mix mortar cavity fill to 75mm below outside ground level, struck towards outside. Each leaf of masonry to have high performance damp proof course installed as work progresses, set at 150mm above outside ground level. Damp proof course in inner leaf to be fully lapped by min. 100mm with damp proof membrane from below slab and sealed. At outside ground level, allow open perpend at max. 900mm centres to provide ventilation to cavity. Leaves of external wall tied together using min 250mm long stainless steel wire Type 2 Tie to PD6697:2019 (Masonry General Purpose), laid at 750mm horizontal centres, 450mm vertical centres and staggered.

External Walls - Composite Cladding

Above level of masonry, fix cold rolled galvanised steel cladding rails, type and vertical centres as noted on Structural Engineer's drawings, to projecting stools fixed to face of portal columns. To outer face of cladding rails fix 90mm thick interlocking composite cladding panels with micro-rib external profile and finished with external PVC coating and balancing paint to inner skin, supplied with all necessary fixings, flashings, drips, seals and sundry components recommended by panel manufacturer to complete a weathertight skin.

External Walls - Built-up Cladding

Above level of masonry, fix cold rolled galvanised steel cladding rails, type and vertical centres as noted on Structural Engineer's drawings, to projecting stools fixed to face of portal columns. To outer face of cladding rails, fix built up cladding system comprising 0.4mm 19/1000 vertically fixed profiled galvanised steel liner sheet with bright white internal paint finish; 240mm projection proprietary galvanised steel spacer support system with fixings corresponding with cold rolled primary structure; and 0.7mm 32/1000 PVC coated galvanised steel outer sheet. Cavity between skins to be fully filled with mineral fibre insulation slabs with a minimum thermal conductivity of 0.037W/mK. Cladding system supplied with all necessary fixings, flashings, drips, seals and sundry components recommended by panel and support grid manufacturers to complete a weathertight installation.

Internal Wall Construction

To each unit, masonry walls to be 100mm lightweight aggregate block with a compressive strength of 7.3N or better, laid in 1:1.6 cement:lime:sand mortar. In addition, where extent of internal wall construction provided by developer is unlikely to be extended by tenant, wall between heated and unheated space to be thermally lined with Celotex GD5060, comprising 12.5mm wallboard bonded to foil faced PIR insulation board. Sheets bonded to masonry with plaster dabs in accordance with manufacturers instructions. Wallboard finished with taped and bedded joints prior to decoration.

Ceilings/Cappings to Ground Floor Accommodation

To areas of ground floor accommodation provided by developer, capping to be 22mm flooring grade chipboard deck with joints glued and fixed over 47/75 x 220 SC3 (dead load 0.75kN/m²) ceiling joists at max. 400mm ctrs. and not exceeding 5.1m span. 150mm mineral fibre insulation quilt fitted between joists, with thermal conductivity no worse than 0.034W/mK. Joists underdrawn with 12.5mm plasterboard ceiling finish fixed directly to joists in accordance with manufacturer's instructions, with all joints taped and sealed prior to decoration.

Roof

To structural steel portal frame rafters, fix cold rolled galvanised steel purlins, type and centres as noted on Structural Engineer's drawings, to projecting stools on top flange of rafter. To upper face of purlins, fix built up cladding system comprising 0.4mm 19/1000 vertically fixed profiled galvanised steel liner sheet with bright white internal paint finish; 240mm projection proprietary galvanised steel spacer support system with fixings corresponding with cold rolled primary structure; and 0.7mm 32/1000 PVC coated galvanised steel outer sheet. Cavity between skins to be fully filled with mineral fibre insulation slabs with a minimum thermal conductivity of 0.037W/mK. Cladding system supplied with all necessary fixings, flashings, drips, seals and sundry components recommended by panel and support grid manufacturers to complete a weathertight installation. Roof construction to incorporate profiled sheet rooflights achieving up to 15% natural light over areas likely to be designated production spaces. Rooflights comprise 3mm clear polyester outer sheet and 1.7mm clear polyester inner sheet, each with identical profile to metal roof covering. Rooflight sheeting installed in similar manner to metal sheeting and to be fully sealed to achieve a weathertight installation. Roof drained via nom. 200 x 200mm polyester powder coated 0.7mm galvanised steel preformed eaves gutter section, bolted to underside of projecting top sheet and supported with extended gutter straps. Lengths of gutter joggle jointed and bolted, with joint sealed with two continuous beads of flexible sealant. Gutters connected to 100 x 100mm polyester powder coated square section galvanised steel pressed downpipes, supplied with all necessary fittings and fixings to connect to below ground pipework.

Windows

Window frames to be polyester powder coated, thermally broken, extruded aluminium, with top hung, lockable, overswing casement opening lights where shown, restricted to 100mm at first opening. Frames glazed with 6-16-6 sealed double glazing units with beading to inside. Window units to have typical U-value no worse than 1.65W/m²K.

Office Entrance Door

Glazed entrance door to be polyester powder coated, thermally broken, extruded aluminium, hinged single leaf. Leaf to be glazed with 6-16-6 sealed double glazing units, with internal and external safety glass to critical locations as defined by Building Regulations Part K4, diagram 5.1 and associated text and clauses. Additionally, door to include euro profile locking and self closing. Door to have U-value typically no worse than 1.65W/m²K, but actual value to be advised. Glazed doors (where not incorporating a mid rail) to have glazing manifestations in two rows at 850-1000mm and 1400-1600mm above f.f.l.

Sectional Overhead Door

Electrically operated sectional door comprises 40mm thick horizontal panels, faced on each side with PVC coated steel sheets with CFC free polyurethane foam core. Door supplied complete with galvanised steel tracks, hinges, brackets, side cappings and hardware and running on adjustable roller carriers attached to individual panels. Overall door assembly capable of achieving a min. U-value of 0.9W/m²K. Due to the location of door in reveal, cheeks of heading to have 25mm PIR continuity insulation fitted behind metal flashings to lead and jambs.

Personnel Door

Personnel door to be polyester powder coated 1.2mm galvanised steel door with honeycombed core and 1.5mm galvanised steel frame, bolted to channel sub-frame. Door supplied with push bar emergency exit device with key operated (to outside) cylinder mortice night latch

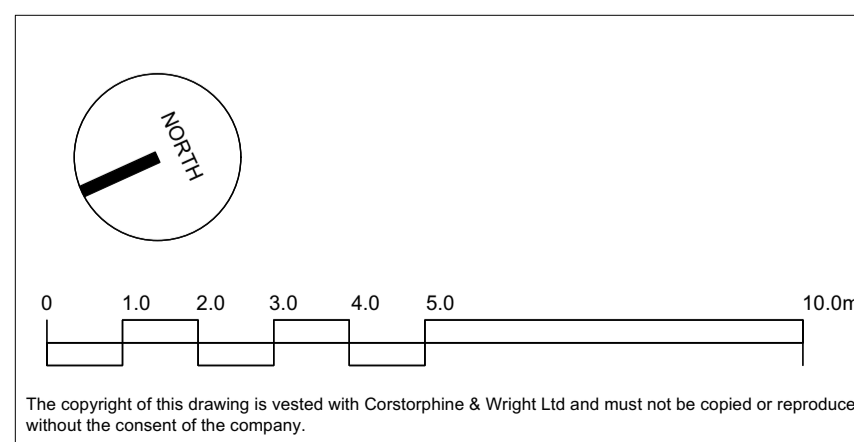
Sanitaryware and Associated Drainage

Where noted on plans as installed by developer, provide back-to-wall W.C. pan and cistern, wash hand basin and Doc M compliant Accessible W.C. pack. W.C.'s to be supplied with 4/2.6ltr. dual flush. Wash basins supplied with single monobloc mixer tap with aerator device to minimise water usage. Doc. M pack supplied with blue fixtures and fittings to assist visually impaired users. All fitting supplied via copper supply pipework with individual shut off fittings to each supply point. Hot water supplied via electrically operated multipoint instantaneous water heater, all to full detail by mechanical sub-contractor. Fittings drained via DN110 PVC-U (for W.C.'s and ventilation), and DN32/40/50 PVC-C (for sinks and basins) pipework to ground level connections to below ground drainage with external or air admittance valve installation, depending on location. Horizontal runs of pipework to be installed no shallower than 1:55.

Below Ground Drainage

Foul and surface water below ground drainage generally to be to full details by Structural Engineer, but should be a flexible system, except where passing beneath buildings, connected to existing site wide system discharging to public sewerage.

KEY TO SYMBOLS	
FIRE ALARM TO BS5839:P1:1988 Type L1	
	manual call point
	smoke detector
	heat detector
	adjustable output sounder
	fire alarm panel
GENERAL ALARM & SUNDRIES	
	disabled pull cord toilet alarm
	disabled toilet buzzer and over door indicator with low level reset
	ceiling mounted fan with appropriate extraction rate (or supply as noted)
EMERGENCY LIGHTING	
FIRE EXIT	
	wall/suspension mounted rigid photoluminescent "EXIT" sign with running man legend and directional arrow to suit in accordance with BS5499:PL1:1990
	non-maintained 3 hour emergency light fitting in accordance with BS5266:PL1:1988, category NM/3. May be integrated with standard ceiling fittings
	means of escape route possible in case of fire
	non-maintained 3 hour external emergency fitting in accordance with BS5266:PL1:1988, category NM/3.
	non-maintained 3 hour emergency floodlight fitting for large spaces in accordance with BS5266:PL1:1988, category NM/3. May be integrated with standard ceiling fittings
FIRE DOORS AND WALLS	
	30/60 minute fire and smoke resisting door with self closing device to BS6459 & tested to BS476
	door incorporates g.w.p.p. safety glass vision panel not exceeding 0.28 sq.m
	keep locked shut
	mandatory fire action notice
	disabled refuge call and answer point



C-03 DIVISION WALL BETWEEN UNITS CORRECTED
 C-01 UNIT NUMBERS CORRECTED
 C-01 OFFICE AREA REDUCED
 Rev. Description

01.09.22 PR RE
 25.09.22 PR RE
 17.08.22 PR RE
 Date Drawn/Chk.

Client
B. & E. BOYS LTD.
 Project
UNITS 45-49
WATERS MEETING, BOLTON
 Drawing Title
UNIT 46-45 FLOOR PLAN
 Drawing Status
CONSTRUCTION

Corstorphine & Wright

Manchester Studio
 The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN
 0161 272 8100
 corstorphine-wright.com

Drawing No.
21542-2003
 Drawn Checked Paper Size Scale Date
 PR RE A1 1:100 02.03.22
 Revision
C-03