



**waters  
meeting**

BRITANNIA WAY, BOLTON, BL2 2HH

# UNIT 50 FOR SALE / TO LET

50,000 sq ft (4,645 sq m) warehouse / industrial unit

Available Q4 2024



\*Indicative CGI image

# 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.

The A666 provides access to Bolton town centre and also thereafter to Junction 3 of the M61 Motorway.

**SAT NAV:**  
**BL2 2HH**





**BOLTON TOWN CENTRE**

**CURRYS**

**B&Q**

**ROYAL MAIL**

Blackburn Road (A666)

**TOTAL FITNESS**

**WARBURTONS**

**LIBERTY SPECIAL STEELS**

**SEGEN**

**ASCOT DOORS**

Waters Meeting Rd

**MARTINDALES LIMITED**

**WARBURTONS**

Britannia Way

**NICHE VEHICLE SOLUTIONS**

**PUREGUSTO COFFEE COMPANY**





# DESCRIPTION

This is a proposed warehouse / industrial unit, with a height to the underside of the portal haunch of 7.2m, with two storey offices to the front elevation and drive in loading with ample car parking.

Planning has now been granted.

**This is within a secure 24 hour site**

**Energy efficient design**

**Solar PV renewable energy generation to reduce CO2 emissions by 10%**

**Superfast broadband available**

# ACCOMMODATION



	sq ft	sq m
<b>Total Area</b>	<b>50,000</b>	<b>4,645</b>

(Measurements to be confirmed)







IMAGE OF PHASE ONE





# FURTHER INFORMATION

## SERVICES RESPONSIBILITY

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

## SERVICE CHARGE

A service charge is liable on the estate, currently running at £0.50 per sq ft per annum.

## INSURANCE

The landlords will insure the premises and recharge the cost thereof.

## TERMS

The premises are available by way of a Freehold Purchase or by way of an occupational lease on terms to be negotiated.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

To be assessed.

## VAT

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

## EPC

An Energy Performance Certificate will be made available on completion of the premises.

## 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.





# VIEWING

Strictly by appointment  
with the sole agents:

**Nolan  
Redshaw**

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[www.nolanredshaw.co.uk](http://www.nolanredshaw.co.uk)

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**A development by:**



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Designed by:  
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\*Indicative CGI image