

VICTORIA WORKS, OAKENBOTTOM ROAD, BOLTON, BL2 6DP



935 - 48,159 Sq Ft (86.86 - 4,473.97 Sq M)

- **MANUFACTURING COMPLEX**
- **WITH EXPANSION LAND**
- **FLEXIBLE ACCOMMODATION**



LOCATION

The premises are situated on Oakenbottom Road, which is just off the A58 Bury Road in Bolton. The premises are approximately 0.5 miles to the east of Bolton Town Centre, approximately 7 miles North of Manchester City Centre. Bury is approximately 5 miles to the East. The property is approached via Oakenbottom Road, and the ownership is either side of the road.

DESCRIPTION

The site comprises of a complex of traditional stone-built manufacturing accommodation together with modern portal framed units.

Externally there is a yard within the curtilage of the main site, an additional car park lies adjacent to the main site and a further expansion land beyond is also with the demise. The site currently comprises of a mix of office, storage, manufacturing and laboratory accommodation.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	935 – 48,159	86.86 - 4,473.97

(See attached schedule)

SERVICES

All main services are installed.

SERVICES RESPONSIBILITY

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

RENTALS

On Application

SERVICE CHARGE

A service charge will be levied to cover maintenance of the common areas.

LEASE TERMS

The units are available by the way of new leases, on terms to be negotiated.

LEGAL FEES

Each party to be responsible for their own legal fees.



RATES

We understand the rateable value to be £95,000 per annum with the rates payable being £48,640 per annum. The assessments will be subdivided in due course.

EPC

New EPC's will be provided as the site is subdivided.

TENURE

The units are available by the way of new leases.

VAT

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

VIEWING

Strictly by appointment with the sole agents.

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.



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**

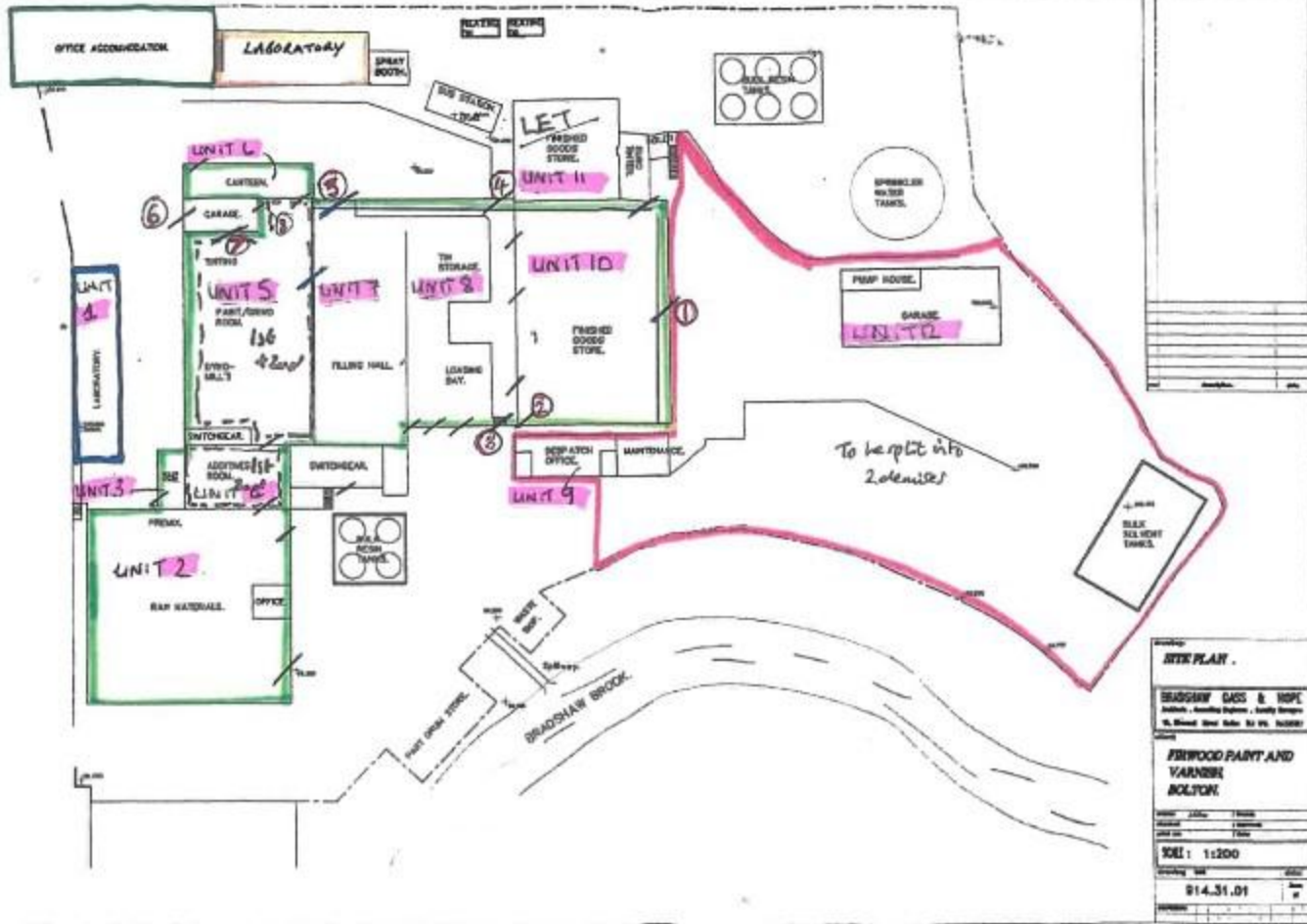




SCHEDULE OF ACCOMMODATION

Unit	Description	Gross Internal Floor Area		Eaves height min/max	Door
		Sq. m.	Sq. ft.		
1	Two storey office accommodation	379.50	4,084.		
	Two storey modern laboratory	247.06	3,220		
	Tech Centre (Old laboratory)	108.41	1,273		
2	Pre-mix Area	558.43	6,010	3.0/4.7	4.11/4.15
3/4	Boiler House	20.95	226		
5	Mill				
	Ground Floor – paint/grind room	539.50	5,807		
	1st Floor – Stores	500.11	5,383		
	Attic - Stores	319.43	3,438		
6	Canteen	53.34	527		
7/8	Warehouse storage	1472.75	13,168	3.4/5.6	2.3/2.4+5.1/5 x2
9	Despatch office / maintenance	86.89	933	3	
12	Garage and pump house	171.64	1,801	4.5/5	
	Total	4474.13	48,159		

Operational Site	1.264 Hectares	3.122 Acres
Expansion Site	0.654 Hectares	1.628 Acres
Parking	1.225 Hectares	0.63 Acres
Total	3.14 Hectares	5.38 Acres



STR PLAN .

BRADSHAW GAS & HOPE
 Architects, Consulting Engineers, Surveyors
 15, Broad Street, Exeter, Devon, EX1 1JN

FIRWOOD FARM AND YARNSIRE HOLTON

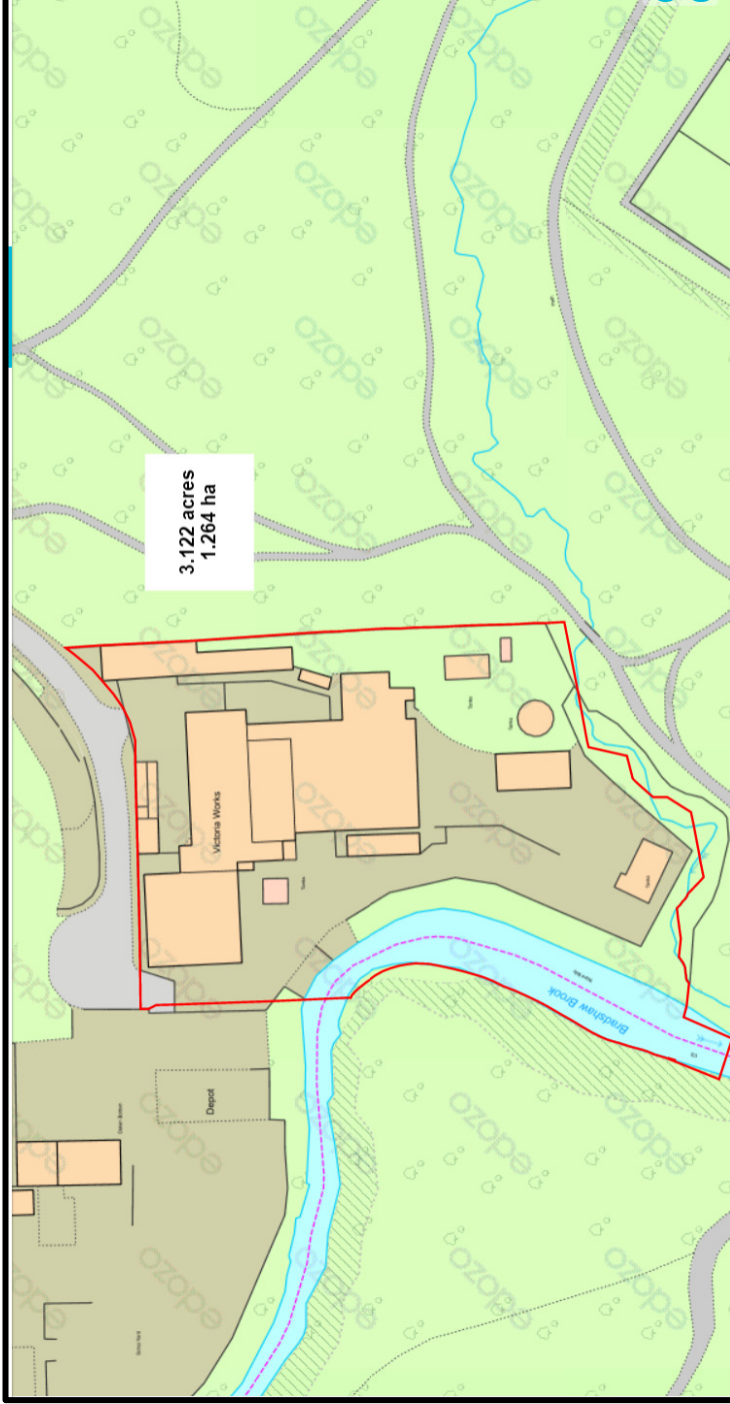
UNIT 11
 UNIT 10
 UNIT 9
 UNIT 8
 UNIT 7
 UNIT 6
 UNIT 5
 UNIT 4
 UNIT 3
 UNIT 2

SCALE: 1:200

DRAWING NO: 014-31-01

DATE: 14-11-01

TITLE NUMBER: LA148960 – VICTORIA WORKS, OAKENBOTTOM ROAD, BL2 6DP



3.122 acres

1.264 ha

TITLE NUMBER: MAN222490 – LAND OF THE NORTH WEST SIDE OF OAKENBOTTOM ROAD



1.628 acres

0.659 ha