

VICTORIA WORKS, OAKENBOTTOM ROAD, BOLTON, BL2 6DP



3,220 – 7,340 Sq Ft (247.06 – 626.56 Sq M)

- **OFFICES / LABORATORY**
- **EXCELLENT CAR PARKING**
- **FULLY FITTED LABORATORY SPACE**
- **TO BE LET AS A WHOLE OR IN PART**



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 offices are traditional stone elevations with a slate roof.

Internally the ground floor is solid, the first floor is timber, they provide a mixutre of cellular and open plan office accommodation with gas central heating.

The laboratory space is over two floors, with a mixture of cellular and open plan.

The premises are in a secure estate, with a private shared car park.

ACCOMMODATION

| | Sq. Ft. | Sq. M. |
|------------|---------------|-----------------|
| Total Area | 3,220 – 7,340 | 247.06 – 626.56 |

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 a new lease, for the whole or in part.



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

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**



