



# UNIT 8 BRITANNIA WAY

BOLTON, BL2 2HH

DETACHED WAREHOUSE/ DISTRIBUTION UNIT

**68,461 SQ FT (6,360.08 SQ M)**

On Secure Site of 3.85 Acres



# UNIT 8 BRITANNIA WAY, BOLTON, BL2 2HH

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION



## DESCRIPTION

The property comprises a modern warehouse/distribution unit with two storey offices within a secure 3.85-acre site.

The building specification includes:

- ▲ Steel portal frame construction
- ▲ Profile clad elevations/roof
- ▲ 5 electric loading doors
- ▲ 6 metres to haunch
- ▲ Warehouse lighting
- ▲ 280 KVA power supply
- ▲ Two storey offices
- ▲ Welfare amenities – kitchen & WC's
- ▲ Dedicated yard
- ▲ 59 marked car parking spaces
- ▲ Securely fenced and gated site





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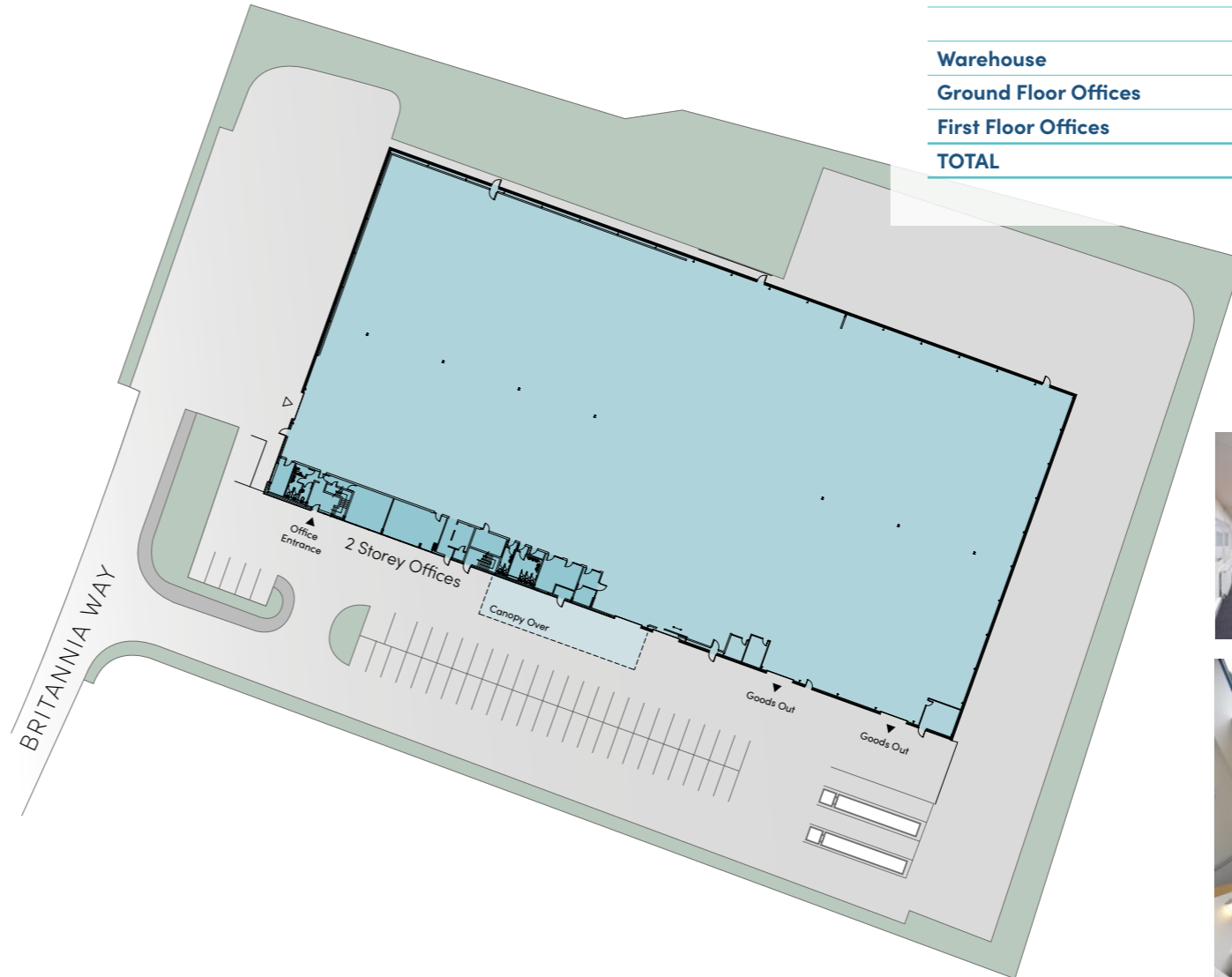
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## ACCOMMODATION



### SCHEDULE OF ACCOMMODATION

	SQ M	SQ FT
Warehouse	5801.7	62,450
Ground Floor Offices	278.41	2,997
First Floor Offices	279.97	3,014
<b>TOTAL</b>	<b>6,360.08</b>	<b>68,461</b>

The overall site area extends to 3.85 acres.





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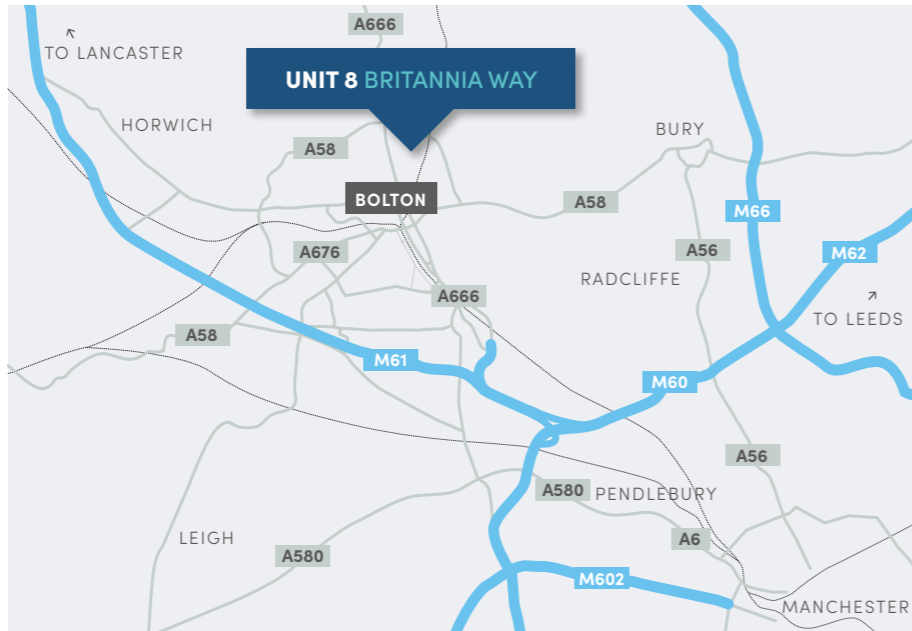
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## LOCATION

The property is located off Britannia Way within the established Waters Meeting Industrial Estate approximately 1 mile north of Bolton town centre via the A666 Blackburn Road. Junction 3 of the M61 motorway is approximately 4 miles south with the M60.

The area is home to a number of high-profile occupiers including Warburtons, Royal Mail and SEGEN.



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## TERMS

The property is available by way of a sub-lease or assignment of the existing lease which expires December 2037

## BUSINESS RATES

The property has rateable value of £270,000. Interested parties should make their own enquiries to the local authority to confirm rates payable.

## RENT

Upon application.

## EPC

Available upon request.

## FURTHER INFORMATION/VIEWINGS

Please contact the Joint agents B8RE or Solace Property Consultants;

**Solace Property Consultants**

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