

TO LET

Lamb & Swift
Commercial Property

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**HIGH QUALITY GROUND/FIRST FLOOR
OFFICE SUITE**

155.9 SQ M (1,678 SQ FT) / 152.9 SQ M (1,646 SQ FT)



**NEW DIMENSION HOUSE
BRITANNIA WAY
WATERS MEETING
BOLTON
BL2 2HH**

**£25,000
PER ANNUM**

- Ground or First Floor Office Suite available
- Close proximity to the A666 (St Peters Way) and easy links to the M61 motorway.
- Excellent local amenities
- Kitchen & WC facilities
- High quality fit out
- On site parking spaces
- Rental £25,000 per annum



LOCATION

New Dimension House is located on Britannia Way within the Waters Meeting development, a primary commercial area situated to the north of Bolton Town Centre. The property is positioned within an established business park setting, characterised by a mix of modern office and industrial units.

The site is well-connected to the regional road network, sitting just off the A666 (St Peters Way), which provides a direct link to the M61 motorway. Bolton Railway Station is approximately 1.5 miles south, offering regular services to Manchester and Preston.

DESCRIPTION

The subject property comprises a detached two-storey office building of traditional brick construction set beneath a profile pitched roof. The premises are currently occupied by a single user, though the available accommodation is offered as either the ground or first floor level in isolation. Following a successful letting, the owner-occupier will move their operations into the remaining floor.

The ground floor is currently configured to provide a more cellular layout, suitable for businesses requiring individual offices or meeting rooms. In contrast, the first floor offers a predominantly open-plan environment, supplemented by two partitioned offices. Both floors benefit from generous natural light via large double-glazed windows, include gas central heating and shared WCs.

Externally, the property is set within a secure, fenced site featuring a private tarmacadam car park. There are 18 parking spaces in total, including 2 disabled bays; these will be split equally, with 9 spaces (including 1 disabled bay) assigned to the available floor.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

DESCRIPTION	SQ M	SQ FT	PRICE
Ground Floor Office Total	155.9	1,678	£25,000 per annum
First Floor Office Total	152.9	1,646	£25,000 per annum

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £25,000 per annum exclusive.

SERVICE CHARGE

The service charge is currently £1,250, budgeted annually.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £43,750 from 1st April 2026. Please note that this is for the whole building, so a new assessment will be required.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

EPC

An EPC has been commissioned, and a full copy of the report can be made available upon request.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

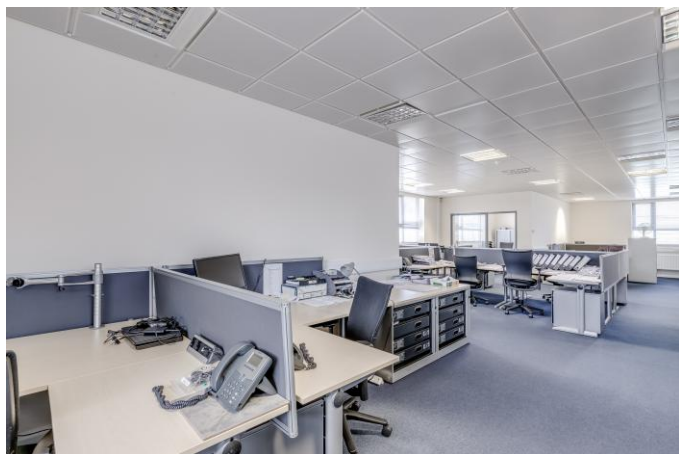
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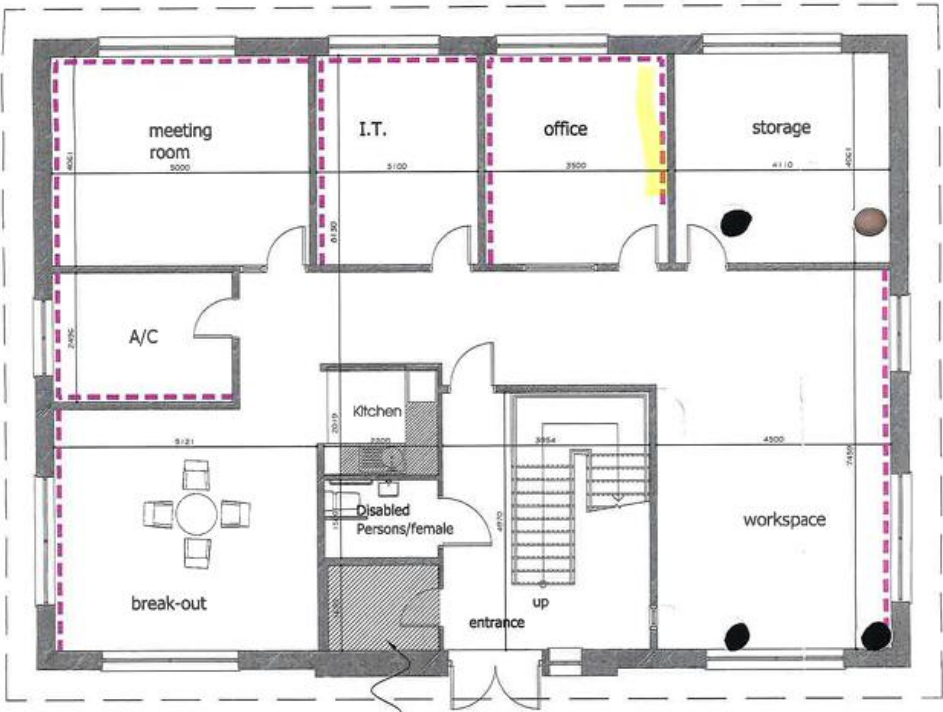


Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



GROUND FLOOR



FIRST FLOOR

