

TO LET

HIGH-QUALITY WAREHOUSE PREMISES

3,791 SQ FT (352.18 SQ M)

Lamb & Swift
Commercial Property

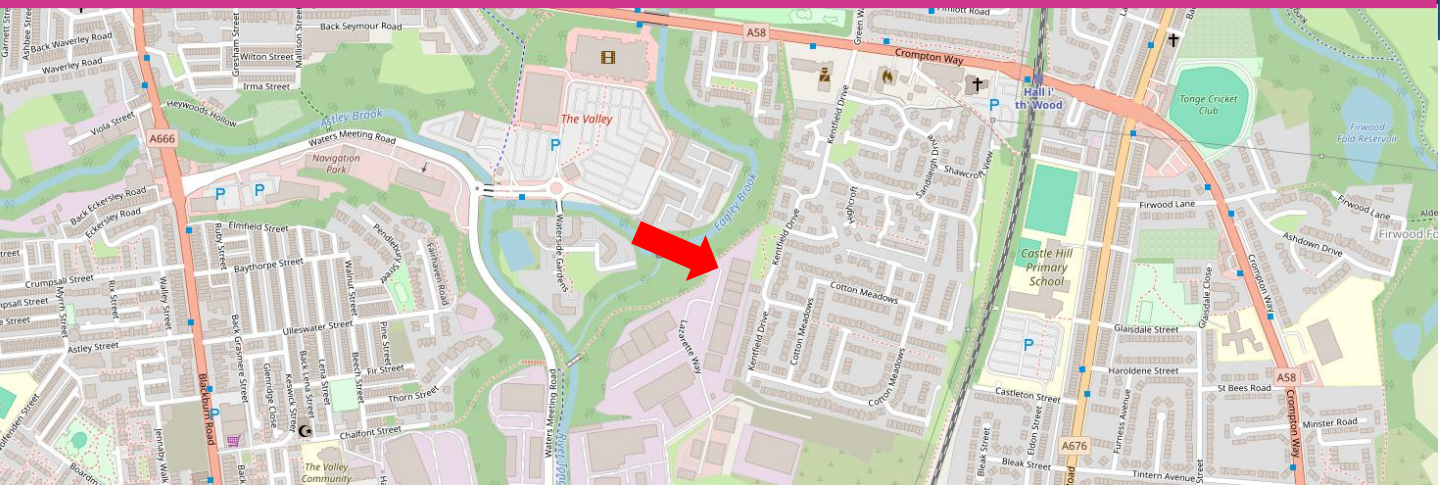
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**UNIT 29A WATERS MEETING BP
BRITANNIA WAY
BOLTON
BL2 2HH**

£29,500
PER ANNUM

- Modern Industrial / Warehouse Unit
- Mezzanine Office Accommodation
- 3 Phase Electric Supply
- Available from the end of January 2027
- Loading/Parking Provisions
- £29,500 p.a. Plus VAT



LOCATION

The property is situated upon a private industrial estate, within the successful Waters Meeting Business Park environment, which incorporates office, industrial and retail buildings set within a mixed used site. The site is situated 1.5 miles north of Bolton Town Centre and is accessible off the A666 Blackburn Road. The site is also accessible to St. Peters Way and the surrounding motorway network including V61, M62 and M60 motorways.

DESCRIPTION

The subject property comprises a modern, single-storey warehouse unit incorporating high-quality office accommodation, constructed using a traditional steel portal frame with an eaves height of approximately 5.5 metres.

The warehouse benefits from a large electric roller shutter, a separate pedestrian entrance, three-phase electricity and high-bay lighting, providing practical and efficient operational space.

Internally, the unit features ground-floor office accommodation, together with WC and kitchen facilities. Additional high-quality office space is situated on the mezzanine level to the rear, comprising two offices.

Externally, the property benefits from access to a communal loading bay and ample car parking. The site also benefits from a manned security hut and 24-hour CCTV surveillance, providing an added level of security for occupiers.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Main Unit	268.25	2,887
Office Mezzanine	56.92	613
Storage Mezzanine	27.01	291
TOTAL	352.18	3,791

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. Rental: £29,500 p.a. Plus VAT.

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.

VAT

VAT is applicable and will be charged at the prevailing rate.

SERVICE CHARGE

The property is subject to a service charge, currently charged at £0.50 per sq ft, covering annual management and administration, annual accountants' audit fee, communal electricity supply, external landscaping and litter picking, gutter cleaning, car park repairs/relining and a contingency provision.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £23,250 from 1st April 2026. 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 soon.

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.

VIEWING

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

Contact: Kieran Sutton or Tom Wrigley

Email: ksutton@lambandswift.com or twrigley@lambandswift.com

Telephone: 01204 522275

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burnden Way
Bolton
BL6 6JW



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.

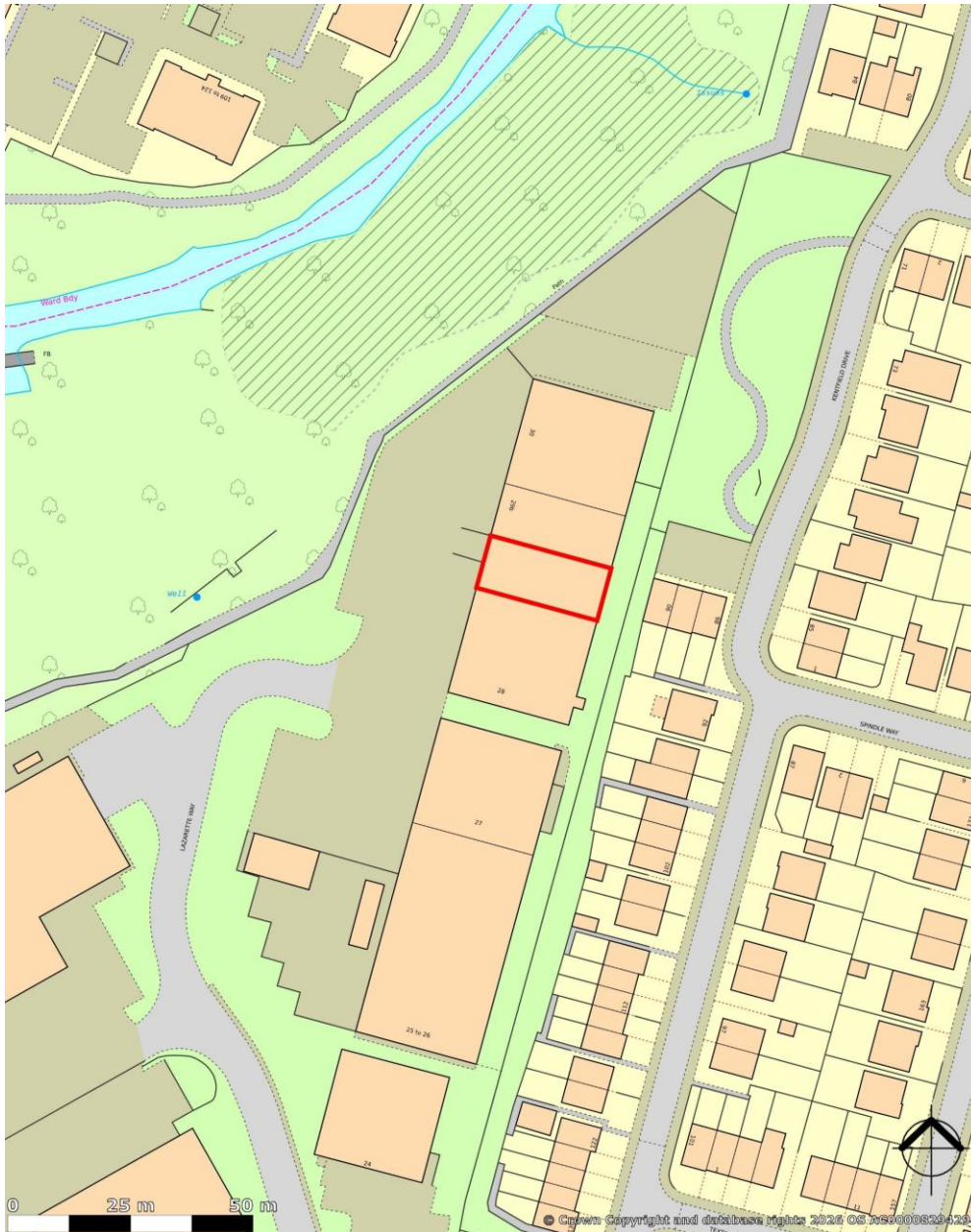


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SITE PLAN

Unit 29a Waters Meeting Business Park
Britannia Way
Bolton
BL2 2HH



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