



## Navigation Business Park, Waters Meeting Road, Bolton, BL1 8SW

Navigation Business Park comprises two state of the art modern office buildings in the heart of Bolton Town Centre.

Tenure	To Let
Available Size	981 sq ft / 91.14 sq m
Rent	£2,604 - £4,583 Per month
Service Charge	Upon Enquiry
Business Rates	Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.
EPC Rating	D (85)

### Key Points

- > Excellent communication links
- > Recently refurbished
- > High-quality fit out
- > Landscaped surrounds
- > Exceptional local amenities
- > Prominent development



## Description

The location benefits from excellent accessibility to the motorway network via the A666 St. Peters Way dual carriageway which leads to the M61/M60. Manchester city centre is 25 minutes away.

It comprises two state of the art modern office buildings, Oceanic and Nautica, totalling over 20,000 sqft with open plan floors of 5,000 sqft each.

## Location

Navigation Business Park is located in a prominent position on Waters Meeting Road, less than 1 mile to the north of Bolton town centre, close to its intersection with Blackburn Road (A575).

The location benefits from excellent accessibility to the motorway network via the A666 St. Peters Way dual carriageway which leads to the M61/M60. Manchester city centre is 25 minutes away.

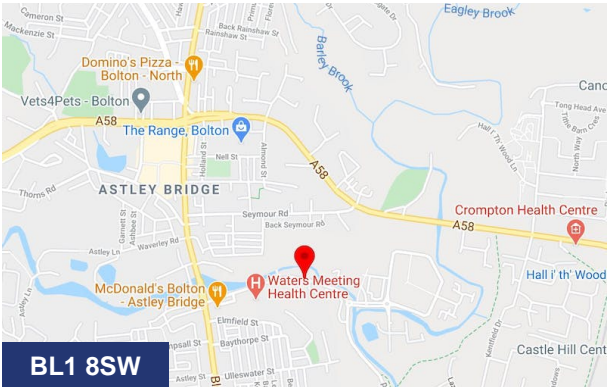
It comprises two state of the art modern office buildings, Oceanic & Nautica, totalling over 20,000 sqft with open plan floors of 5,000 sqft each.

- Double height entrance lobby
- DDA compliant
- 150mm full access raised floors
- Suspended ceilings incorporating LG 7 compliant lighting and energy-efficient lighting controls
- Allocated parking spaces
- Excellent accessibility to regional motorway network
- 24 hour access & monitored CCTV
- Male, female and disabled WCs on each floor
- 8 person passenger lift

## Accommodation

The available suite is located on the ground floor and offers internal break out room, toilets and meeting room facilities.

Name	sq ft	Rent	Service Charge
Ground – Part Ground	981	£1,226 Per month	£408 Per month



## Viewing & Further Information



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