HURSTWOOD HOLDINGS

NAVIGATION BUSINESS PARK, WATERS MEETING ROAD

BOLTON, BL1 8SW

More Details



SUMMARY

- Excellent communication links
- Landscaped surrounds
- Recently refurbished
- Exceptional local amenities
- High-quality fit out
- Double height entrance lobby

DESCRIPTION

Navigation Business Park includes two state-of-the-art office buildings—Oceanic and Nautica—offering over 20,000 sq ft of high-spec, open-plan workspace. Each building features double-height entrance lobbies, DDA-compliant access, and state-of-the-art fit-outs.

Oceanic provides 150 mm raised access floors with integrated comfort cooling and LED lighting, while Nautica offers suspended ceilings with LG7-standard lighting and energy-efficient systems.

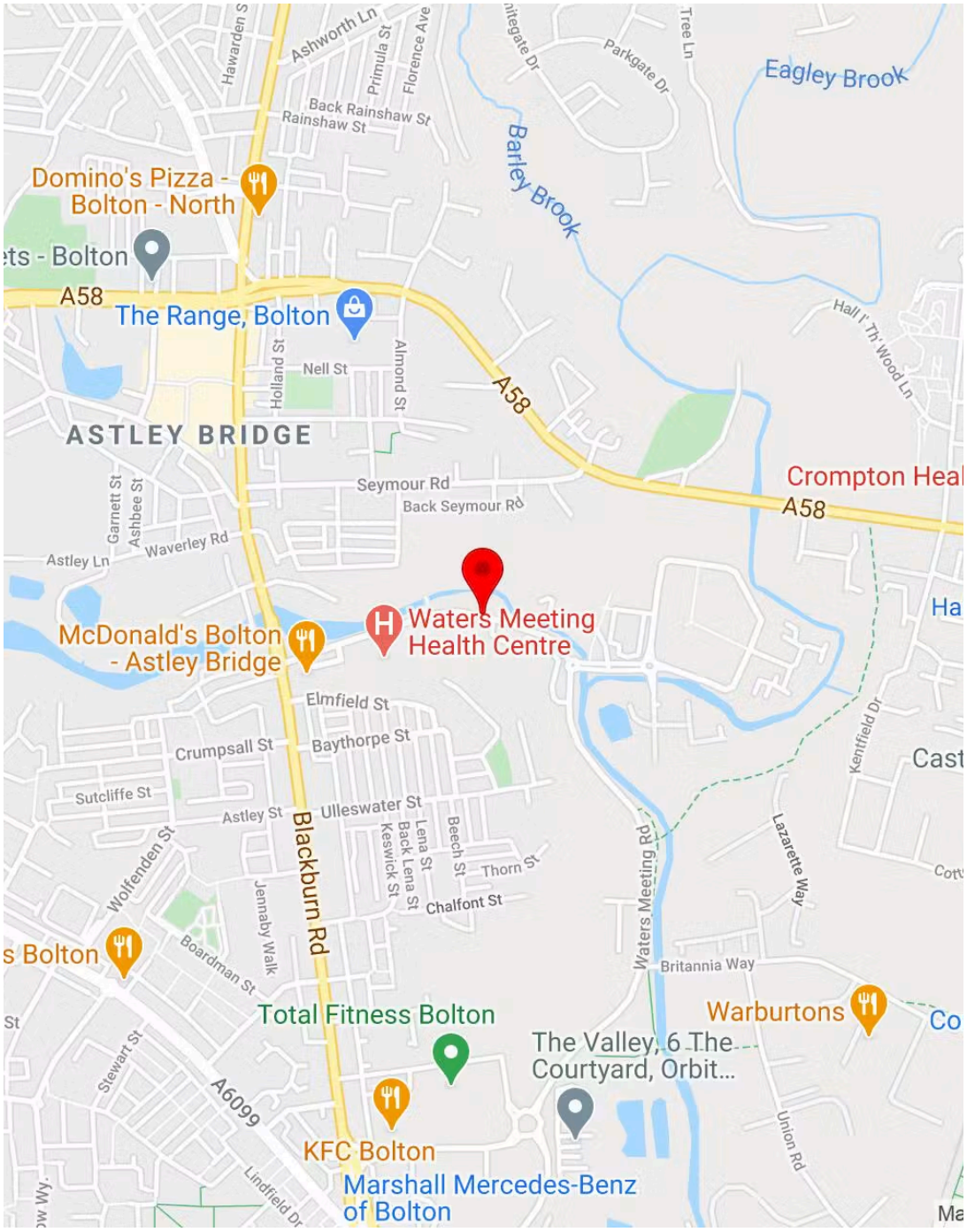
Both buildings also include perimeter trunking, male, female & disabled WCs on each floor, 8-person passenger lifts, monitored CCTV, 24-hour access, and landscaped surroundings. Allocated parking is available.





LOCATION

Located less than one mile north of Bolton town centre on Waters Meeting Road—close to Blackburn Road (A575)—this prestigious estate offers seamless access to the motorway network via the A666 St. Peters Way, connecting to the M61 and M60. Manchester city centre can be reached within approximately 25 minutes.



Navigation Business Park









Navigation Business Park



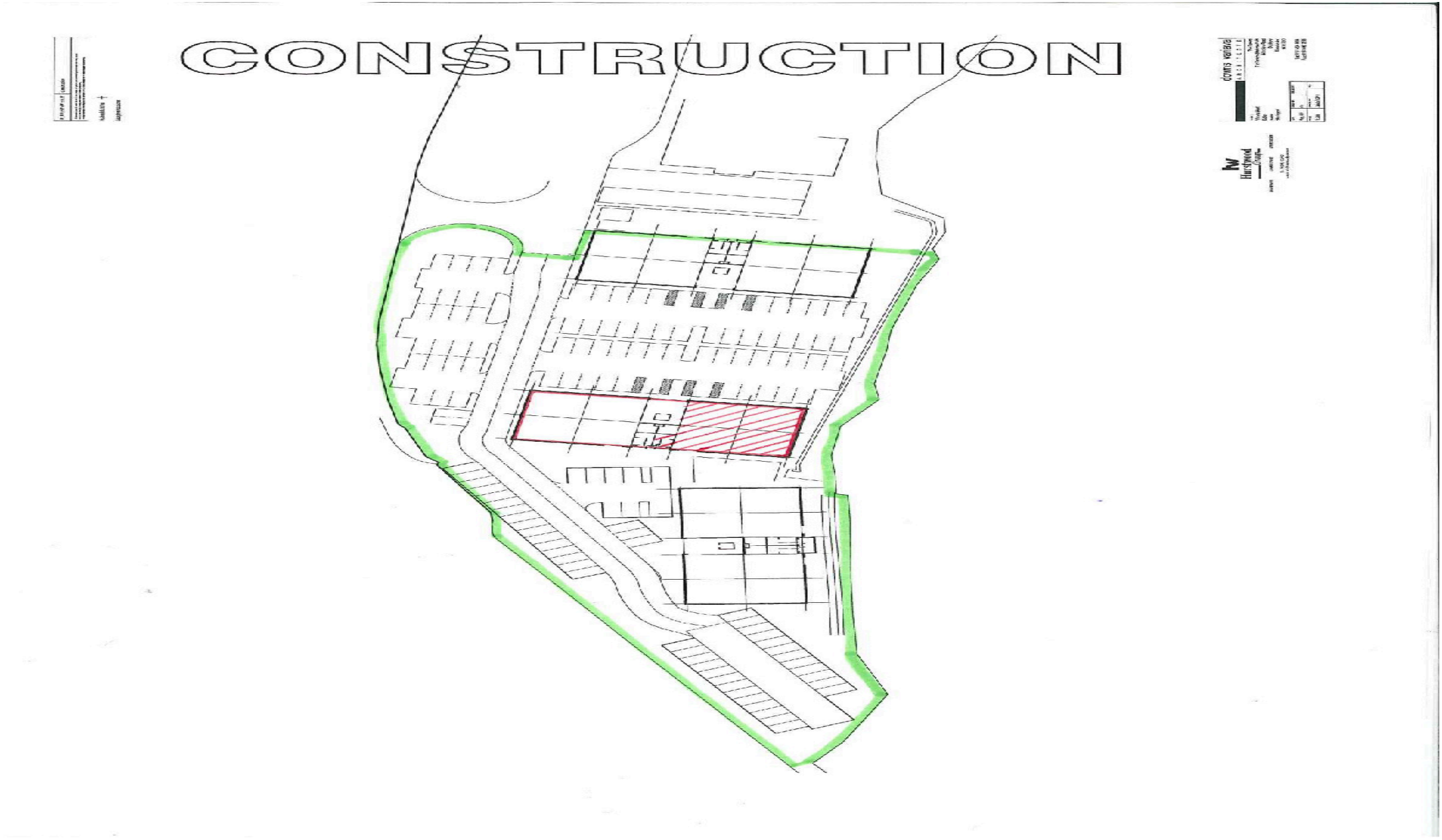








LEASE PLAN.PDF



AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Building - Nautica	5,000	£5,000 /month	£2,083 /month
1st - 1st Floor Oceanic	2,360	£2,754 /month	£984 /month
Ground - Oceanic	2,500	£2,916 /month	£1,042 /month
Ground - Suite 1 Right Wing	1,098	£1,647 /month	£458 /month
Ground - Suite 2 Right Wing	1,152	£1,728 /month	£480 /month

LEASE TERMS

New Lease Minimum 12 month lease required

BUSINESS RATES

Rates Payable: Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

EPC

D (85)

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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