



BRITANNIA

BUSINESS PARK



**MODERN INDUSTRIAL
WAREHOUSE UNIT WITH OFFICE**

THE VALLEY, BOLTON, BL2 2HP



UNIT 1A

Britannia Business Park comprises of 3 warehouse units within a gated, secure mix use development. All 3 comprising of facing brickwork and vertical ribbed cladding, with interior blockwork and insulated cladding. The roof consists of insulated profiled metal decking with roof lights.

This two-storey unit includes a power-floated concrete floor, aluminium-framed double-glazed windows, and various doors including sectional up-and-over and electric concertina loading doors. The ground floor offers office space with private offices, meeting rooms, general work areas, a kitchen, and toilets, with additional offices on the mezzanine level.

Low energy heaters heat the office areas. Lighting includes LED high bay lighting in the warehouse and Category 2 fittings in the office areas. Services include 3-phase electricity, gas, water, and drainage.

External access is through a secure gated entrance leading to a common service yard and parking for 30 cars.

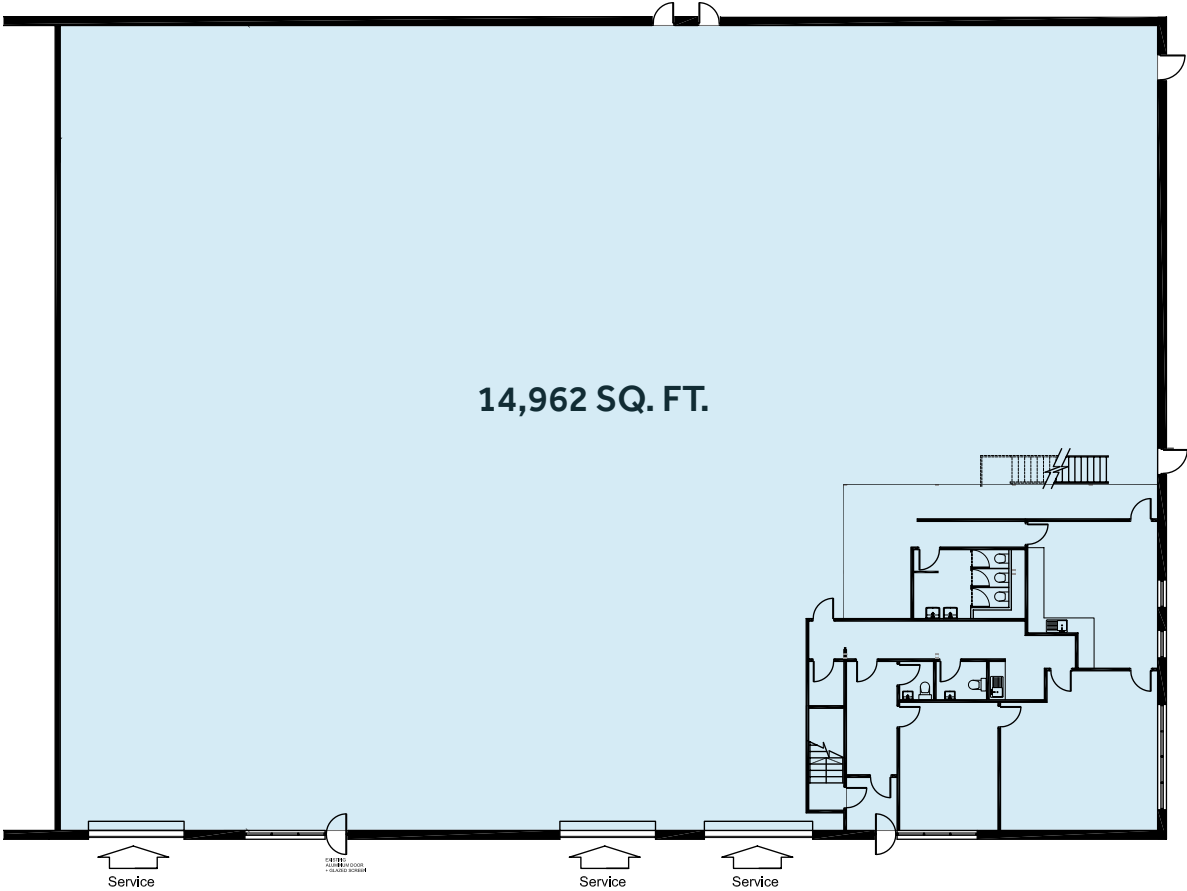
Front and Rear eaves height 6 M.
Central Eaves height 8 M.



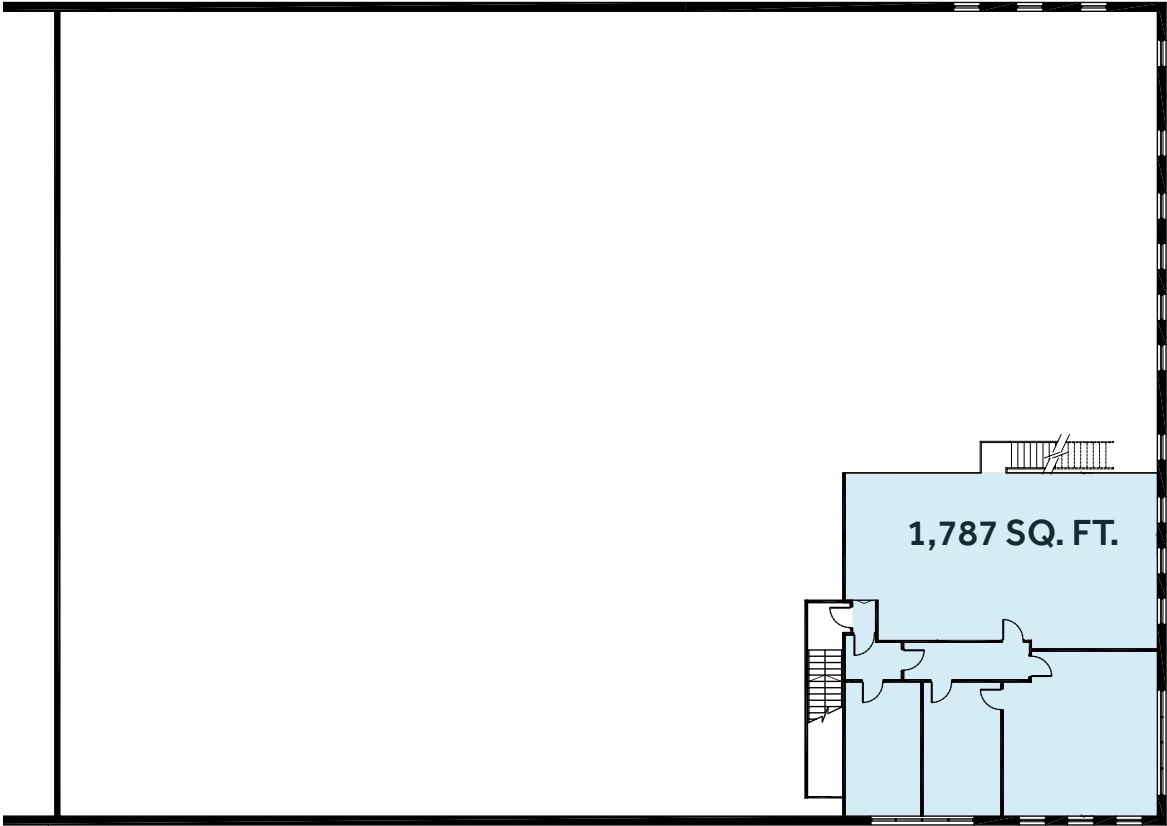
UNIT 1A
FLOOR PLANS

FLOOR	SQ. FT.
Ground	14,962 SQ. FT.
First	1,787 SQ. FT.
TOTAL	16,749 SQ. FT.

Ground



First



LED HIGH BAY LIGHTING
BRIGHT, OVERHEAD LIGHTING FOR LARGE SPACES



24/7 ACCESS
CONTINUOUS ACCESS ANYTIME, DAY OR NIGHT



DOUBLE GLAZED WINDOWS
INSULATED WINDOWS FOR ENERGY EFFICIENCY



LOADING BAYS
DESIGNATED AREAS FOR LOADING/UNLOADING GOODS



CENTRAL LOCATION
CONVENIENTLY SITUATED IN A PRIME AREA



KITCHEN
ON-SITE KITCHEN FOR FOOD PREPARATION



BRAND NEW ROOF TREATMENT
WITH 10 YEAR GUARANTEE



PARKING
AVAILABLE DESIGNATED SPACES



LOCAL AMENITIES
AND OCCUPIERS

OFFERING EXCELLENT LOCAL AMENITIES,
IDEAL FOR SUPPORTING BUSINESS GROWTH

Britannia Business Park offers modern industrial units with a wealth of nearby amenities. Close to The Gym Group and Total Fitness, professionals can easily maintain a healthy work-life balance. Entertainment options include The Light Cinema and Cineworld, while shopping is a breeze with Bolton Gate Retail Park and The Marketplace Shopping Centre within reach. Diverse dining choices, from Nando's to Toby Carvery, and quick bites at KFC and McDonald's, cater to varied tastes.

IN GOOD COMPANY



TRAVEL AND COMMUTING

The Valley is an established mixed-use development boasting a variety of uses including offices, industrial and warehouse units, retail and leisure including a cinema, pub, fitness centres and restaurants all on the fringe of Bolton Town Centre.

Situated approximately 15 miles to the North West of Manchester, The Valley links directly to the A666 Blackburn Road/St Peter's Way, providing easy access to the M61, M60 and M62 regional motorway network. Access surrounding areas through public transport, with regular bus services connecting to nearby towns such as Bolton, Wigan, and Chorley.

Nearby is Bolton train station, providing direct rail services to and from Blackpool, Preston, Manchester City Centre, and Manchester Airport.

PERFECTLY POSITIONED FOR SEAMLESS TRAVEL AND EFFICIENT COMMUTING



WALKING

Bolton Gate Retail Park	12 mins
Aldi	12 mins
Holiday Inn	16 mins
Market Place Shopping Centre	17 mins
Bolton Train Station	27 mins



DRIVE TIMES

Manchester Airport	27 mins
Preston	30 mins
Manchester City Centre	33 mins
Liverpool Airport	45 mins
Liverpool	55 mins
Leeds	1 hour
Chester	1 hour



MOTORWAY DRIVE TIMES

A666	3 mins
M61	9 mins
M60	14 mins
M62	16 mins
M6	25 mins



PRIME LOCATION

Just moments from major motorways, connecting you to key cities with ease.

SPEEDY RAIL LINKS

Fast, frequent trains to city centres — be there in 20 minutes.

GLOBAL ACCESS

Reach international hubs like Manchester Airport in under 30 minutes.

COMMUTER-FRIENDLY

Enjoy stress-free travel with excellent public transport options.



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Orbit
Developments

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Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (1225)