

TO LET

Office Premises

415.46 - 831.57 SQ M (4,472 - 8,951 SQ FT)



- Junction 6 M61 adjacent Middlebrook Retail & Leisure Park
- Excellent Connections to Bolton, Manchester, Preston & North West

**Stadium House,
2 Eastgate Approach,
Horwich, Bolton, BL6 6SY**

Location

Stadium House is situated on Mansell Way, which lies to the north of De Havilland Way (A6027 route), approximately 1 mile north east of Junction 6 of the M61 Motorway.

The premises lie to the rear of the new Tesco Superstore and adjoin Units which form part of the Middlebrook Retail & Leisure Park. The Reebok Stadium / Bolton Arena are nearby.

Bolton Town Centre lies just over 4 miles due east, with Manchester City Centre approximately 15 miles south east and Manchester Airport approximately 25 miles in the same direction.

Description

Stadium House is a modern two storey office building of brick cavity wall construction, with pavilion style tiled roof.

Essentially the building is rectangular in shape, 30.63 m long by 14.22 m deep. Originally open plan, the accommodation has been fitted out by the present Tenant, to a high standard, with light weight partitioning to form individual offices / meeting rooms.

Other amenities include :-

- Central heating with panelled radiators
- Air conditioning (Daikin units)
- Raised floors
- Carpet tile flooring
- Double glazed windows
- Suspended ceilings with Cat II lighting
- Male, Female and Disabled toilets
- 8 Person passenger lift
- Tarmacadamed surfaced car park providing space for 39 cars

Accommodation & Dimensions

Description	Ft ²	M ²
Ground Floor		
Main Office Area	4,077	378.76
Reception Area	402	37.35
Total	4,479	416.11
First Floor		
Main Office Area	4,296	399.11
Meeting Room	176	16.35
Total	4,472	415.46
Total Net Internal Floor Area	8,951	831.57



Business Rates

The current rateable value under the 2005 Rating List is £102,000.

Tenure

The premises are held by way of a 10 year Lease from 16th July 2002 on an effective Full Repairing and Insuring Lease subject to 5 yearly rent reviews. The current passing rent is £129,967.50 per annum.

Lease Terms

The property is offered by way of an Assignment or Underlease as a whole. Underleases of individual floors will also be considered.

Service Charge

A service charge is payable in addition to the annual rent. Details on application.

VAT

The rent quoted is exclusive and liable for VAT.

Viewing

Strictly by arrangement with sole Agent, Salisbury Hamer Chartered Surveyors

Contacts

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