

BOLTON 280



NORTH

2.5 ACRES FOR
POTENTIAL EXPANSION
(SUBJECT TO PLANNING)

254 Car parking spaces

3 Storey offices

196m

Level access door

12 Dock doors

Hub Office

12 Dock doors

Level access door

40 HGV parking spaces

55m

BOLTON 280 ACCOMMODATION

Warehouse	263,715 sq ft	24,500 sq m
3 Storey Offices	12,810 sq ft	1,188 sq m
Hub Office	4,000 sq ft	371 sq m
Gatehouse	173 sq ft	16 sq m
TOTAL	280,698 sq ft	26,075 sq m

125m

Level access door

35m

Level access door

Level access door

80,000 SQ FT PRE-LET TO



2 Storey offices

GREAT BANK ROAD

SPECIFICATION



15m
CLEAR INTERNAL
HEIGHT



50kN/m²
FLOOR
LOADING



1.5
MVA



55m & 35m
YARD
DEPTHS



254
CAR PARKING
SPACES



5
LEVEL ACCESS
DOORS



9 Tonne
RACK LEG
LOADING



15%
ROOF
LIGHTS



24
DOCK
DOORS



40
HGV TRAILER
SPACES



13
EV CHARGING
POINTS



CYCLE
PARKING
SPACES



1 Gbps
ULTRAFAST FULL
FIBRE BROADBAND

BREEAM[®]

Built to BREEAM rating of
'Very Good'

EPC rating of 'A'

A 0-25