

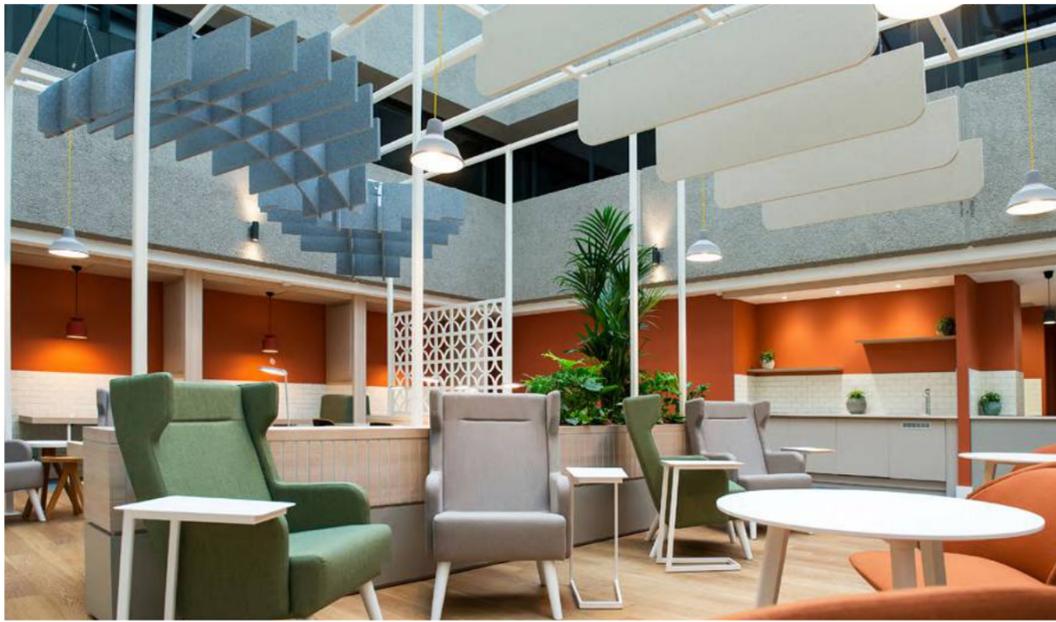
atria

SPA ROAD | BOLTON | BL1 4AG



Multi-Let Office Investment in Greater Manchester with Accretive Asset Management Initiatives





Investment Summary

An exciting opportunity to acquire a well-let established office investment in an established town centre location in Greater Manchester.



A Key Player

Bolton is a key player in the North West's economy, contributing over £4.4 Billion of GVA per annum to the total Greater Manchester GVA.



Northern Powerhouse

Bolton Council's comprehensive regeneration proposals aim to attract both new businesses and residents to the town, to ensure the town forms a key part of the UK Government's Northern Powerhouse initiative.



Skilled & Talented Workforce

Bolton has the second highest employee base in Greater Manchester and benefits from its own University, which attracts over 11,000 students per annum.



Regeneration

Bolton Council have pledged to commit £100 million towards the regeneration of the town centre, with the total value of the proposed regeneration projects totalling over £1 Billion.



Outstanding Connectivity

The town benefits from outstanding connectivity, with direct train services into Manchester in 15 minutes and less than a 10-minute drive to the M61 and M60 motorway network.



Stabilised Asset

The property is 98% occupied and let to a diverse range of private and public sector tenants with a total passing rent of £900,395 per annum (equating to a low average rent of £12.98 psf, inclusive of car parking).



Sustainability

Atria benefits from a number of sustainability initiatives including the installation of PV panels, which has substantially improved the buildings energy efficient performance and future-proofed the asset.



WAULT

The property benefits from an Average Unexpired Lease Term of 4.50 years to expiry and 3.23 years to break.



Highly Reversionary

The asset has significant reversionary potential with an estimated reversionary rent of £971,124 per annum.



Attractive Proposal

We are instructed to seek offers in excess of **£8,450,000 (Eight Million, Four Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level would reflect the following assuming purchaser's costs at 6.68%:

Net Initial Yield	10.00%
Reversionary Yield	10.77%
Capital Value	£122.00 psf

Why Bolton?

Private investment in Bolton is expected to amount to c. £1 billion by 2030, creating 11,000 additional jobs in the town and driving Bolton's GVA to more than £6 billion.



Bolton is one of the largest towns in the UK and has the second highest employee base in Greater Manchester



The town sits within the Greater Manchester conurbation, which is recognised as the economic and cultural capital of the North of England



Greater Manchester has one of the largest student populations in Europe and one of the highest graduate retention rates in the UK



The Bolton economy is forecast to grow by £2.9 billion by 2034, with the creation of an additional 15,500 jobs



Bolton has its own university, which attracts over 11,000 students per annum, including international students from over 60 countries



Major employers investing in Bolton include Amazon, AO.com, Eon, AXA, NatWest and Hitachi



Bolton has a population of over 280,000 residents, which is forecast to grow by over 10% by 2040



The town attracts c. 6.6 million visitors per year, to events including the UK's only Ironman triathlon





Bolton Gate Retail Park

Church Wharf

Town Hall

Crompton Place

Crompton Place

Bolton Transport Interchange

Trinity Quarter

Bolton Rail Station

Bolton Shopping Park

Croal Valley

Bolton Market

Cheadle Square

Bolton University

atria

Bolton College

National Centre for Motorsport Engineering

Queens Park

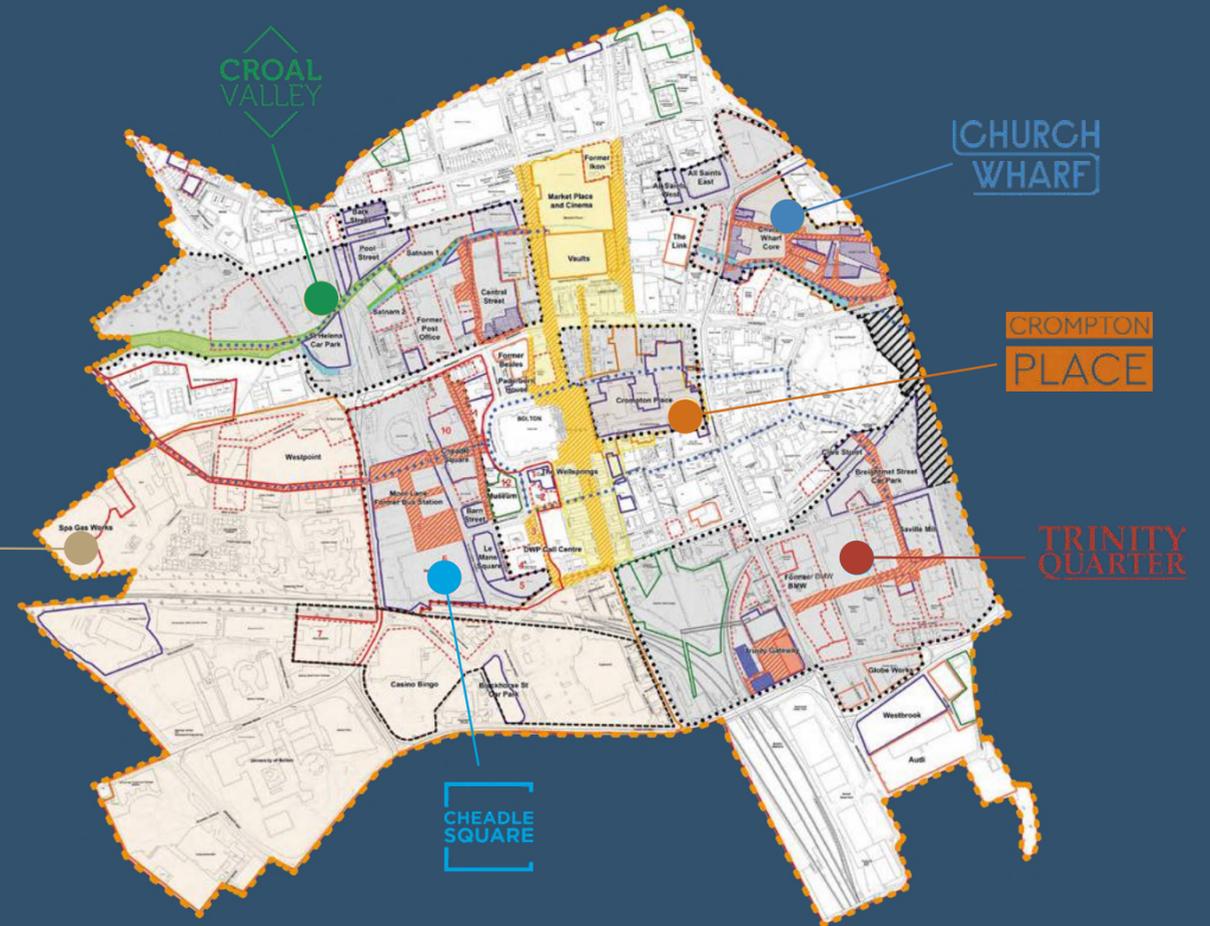
Bolton – A key component of the Northern Powerhouse

Bolton is a town with a rich and proud heritage, and a bold plan for a bright and prosperous future.

The UK Government's 'Levelling Up' and 'Northern Powerhouse' initiatives are already benefiting the town, with Bolton Council receiving £23.9 million from the Towns Fund and £13.27 million from the Future High Street Fund in 2021.

In 2017, Bolton Council committed £100 million towards the redevelopment of the town centre, providing the platform for the £1.5 billion town centre masterplan to move forward. The masterplan is focused around five strategic mixed-use sites as follows;

atria



Construction of 2,000 new homes



Creation of 7,400 new jobs



New public green spaces



Improved transport connectivity



£412 million of additional economic activity

CHURCH WHARF



Set alongside the River Croal, the £150 million scheme will provide new homes and jobs and transform an underused piece of land into a thriving local community. The development will consist of;

- 9 buildings ranging from two to nine storeys
- 352 dwellings will be provided across a range of house types
- Potential for an 80-bedroom hotel and 176 car parking spaces
- Up to 80,000 sq ft of office space and 70,000 sq ft of new retail and leisure space
- 8,000 sq ft of new community facilities

TRINITY QUARTER



Located next to Bolton's £50 million Transport Interchange, Trinity Quarter occupies a gateway site to the South of the town centre. The development will consist of;

- 20-storey high residential tower
- 144 BTR apartments
- 500 space multi-storey car park
- 39,000 sq ft Grade A office
- 15,000 sq ft of new public realm

CHEADLE SQUARE



Cheadle Square is situated within Cultural Quarter, the historic heart of the town, amongst some of Bolton's architectural gems, including Le Mans Crescent, Bolton Town Hall and Bolton Museum. The development will consist of;

- A new innovation hub at Wellspring
- The refurbishment of Bolton Market
- Conversion of the former magistrate's court in to an 87-bedroom hotel

CROMPTON PLACE



Bolton Council purchased the site in 2018, allowing for the redevelopment into a new state of the art retail and leisure destination in the core of town centre' and civic quarter. The development will consist of;

- 46 retail units and kiosks
- 300-space car park
- 170,000 sq ft office space including co-working and innovation hubs
- 180 homes and a 110-bedroom hotel
- mixed-use retail, leisure, dining and events space
- A focus on independent retail, operators and start-ups and SME's

CROAL VALLEY



The redevelopment of the Croal Valley centres on the reanimation of the River Croal through residential development, including riverside apartments and homes, interspersed with pocket parks and high-quality public realm;

- 3 sites on Bark Street will provide 258 new residential units
- A 1.1-hectare site on Central Street will provide 158 new residential units
- A site on Chorley Street will provide 118 new affordable housing units

Outstanding Connectivity

Bolton is located 13 miles to the north west of Manchester City Centre. The town is the largest conurbation in the Greater Manchester district and benefits from excellent road and public transport connections, providing easy access to a local, regional, and national audience.



ROAD
Bolton lies at the centre of the North West's road transport network, which has over 100 miles of motorway.

Junction 5 of the M61 motorway is under 3 miles to the west and less than a 10 minute drive from Atria. The M61 provides a link to the M6 to the north and the M60 orbital motorway to the south.

Manchester city centre is a 20 minute drive away, with major UK cities such as Leeds and Liverpool accessible within a 1 hour drive.

AIR
Manchester Airport, located 20 miles to the South of Bolton, is the UK's third largest, offering flights to over 200 destinations – more than any other airport in the UK. It carries approximately 20 million passengers annually, with plans to expand capacity over the next 15 years.

The airport is a 40 minute car journey from the subject property, whilst a direct train service is available from Bolton Station to Manchester Airport every 30 minutes, with the journey time c. 40 minutes.

BUS & RAIL
The £48 million upgrade to the Bolton Transport Interchange completed in 2017 and combined the town's main bus and train stations into a commuter friendly, integrated local transport network.

The train station provides services into Manchester city centre in 15 minutes and Manchester Airport in 30 minutes, with services also available across the wider region to places such as Lancaster, Clitheroe, Alderley Edge, Southport and Rochdale.

The transport interchange is a less than 1 mile to the east of the property.



BY ROAD

Liverpool	45 minutes
Leeds	45 minutes
Birmingham	1 hour 30 minutes
Bristol	3 hours 10 minutes
Glasgow	3 hours 40 minutes
London	4 hours
Edinburgh	4 hours 10 minutes



BY AIR

Dublin	1 hour
London City	1 hour
Amsterdam	1 hour 20 minutes
Paris	1 hour 30 minutes
Berlin	1 hour 55 minutes
Dubai	7 hours 15 minutes
New York	8 hours 30 minutes

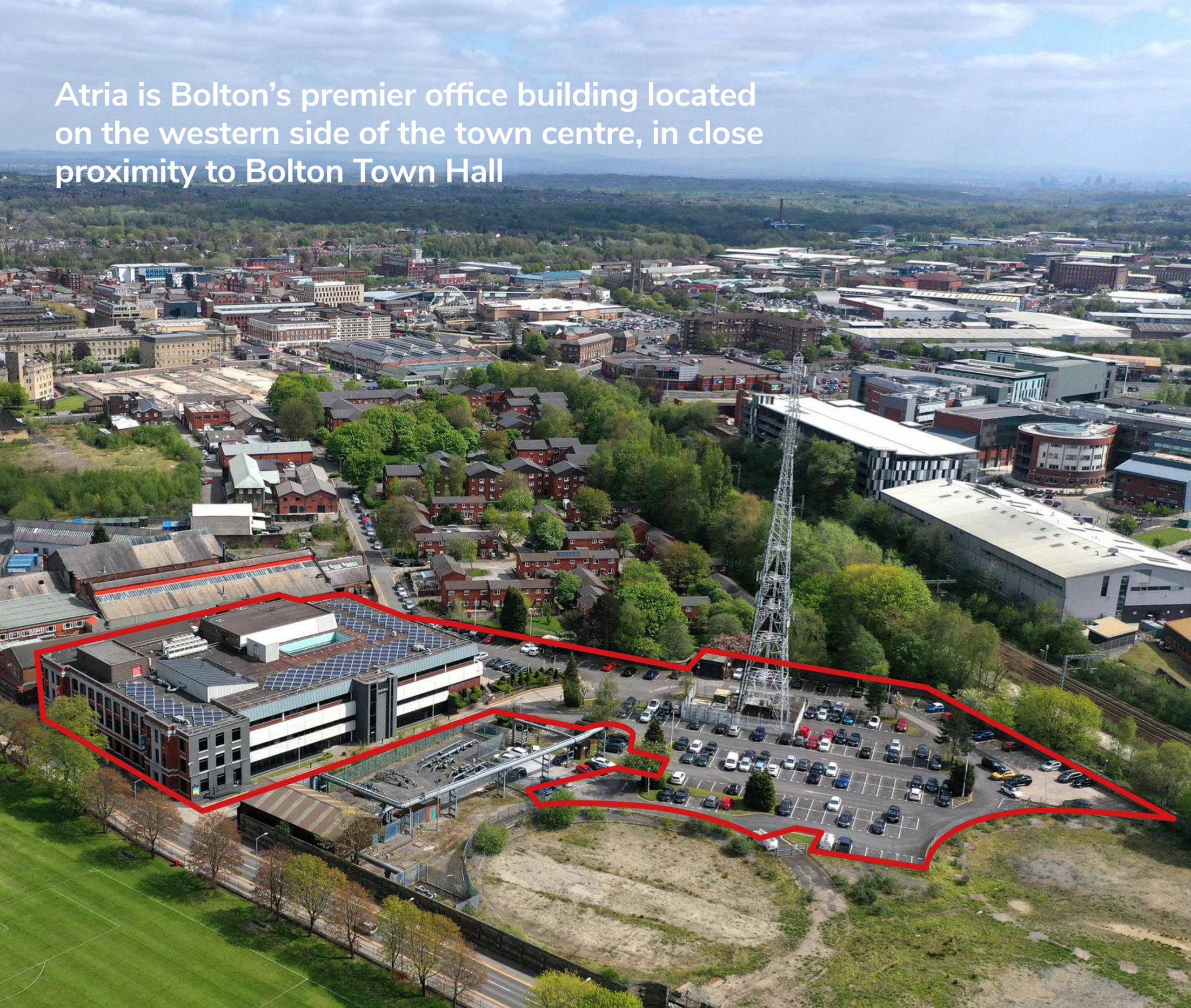


BY RAIL

Liverpool	40 minutes
Leeds	45 minutes
Birmingham	1 hour 45 minutes
London	2 hours 10 minutes
Bristol	3 hours 5 minutes
Glasgow	3 hours 10 minutes
Edinburgh	3 hours 15 minutes



Atria is Bolton's premier office building located on the western side of the town centre, in close proximity to Bolton Town Hall



Situation

Atria is a prime multi-let office building situated in Bolton town centre in Greater Manchester. The building is located within close proximity to the main retail and leisure area focused around The Market Place, whilst Bolton Transport Interchange, which combines the town's bus and train stations, is a 10-minute walk from the subject property.

The train station provides direct services in to and from Manchester city centre every 10 minutes, with a journey time of 15 minutes.

A Future-Proofed Asset

The vendor has spent c. £700,000 undertaking substantial refurbishment works to the building in recent years, which include:

- Refurbished entrance / reception
- Refurbished and remodelled communal amenity area
- New communal meeting rooms
- Installation of a new cycle store
- Refurbished and additional shower facilities
- Installation of PV panels on the roof

As a result, the building has appealed to a broad spectrum of regional, national and international businesses from sectors including, Education, Healthcare, Technology, Engineering and Professional Services.



Specification

The building offers flexible office accommodation finished to a Grade A specification, capable of accommodating a range of occupier requirements. The specification includes;

-  Feature atrium that provides additional natural light
-  New on-site amenity and communal breakout area
-  3 x 8-person passenger lifts
-  Air conditioning
-  On-site Shower Facilities
-  Raised access floors
-  CCTV
-  DDA Compliant
-  Secure cycle store
-  Extensive on-site car parking



Atria combines a number of sustainability initiatives to create one of the most eco-friendly, refurbished office buildings in Greater Manchester

In 2019, the UK became the world's first major economy to set a target of being net zero by 2050, with a new legally binding target to cut emissions by 78% by 2035 compared to 1990 levels.

It is estimated that 40% of the UK's carbon emissions come from the built environment, with 23% of this figure attributed to non-residential buildings.

As a result, the real estate industry is increasingly coming under pressure from investors and occupiers of commercial real estate, who are on their own sustainability journey.

The direction of travel across the industry suggests that demand for more sustainable offices will only increase over the coming years, as companies come under pressure from their investors and employees to adopt carbon reduction strategies, whilst it is expected that legislation will continue to drive change across the industry.

Research suggests that more sustainable buildings can achieve rental premiums, a reduction in yields and lower interest expenses on any debt, which can result in a more positive cash flow and an overall increase in returns for greener buildings. This will be aided by the availability of green finance which, over the last twelve months, has started to see an uptick in the availability for assets that can demonstrate greener aspects and, in some cases, discounts where sustainability KPIs are met.

Atria is future-proofed to adapt to this change, with the building already incorporating a range of sustainable features to reduce its carbon footprint, such as;

- Installation of PV panels to the roof
- Residual electricity supply generated from renewable sources
- 100% of waste avoids landfill

There is an opportunity for a purchaser to further enhance the sustainable credentials of the building with the following initiatives;

- Installation of EV charging points
- Implement rainwater recycling
- Explore use of air source heat pumps
- Install smart building technology to improve energy efficiency

2027
The Minimum Energy Efficiency Standards (MEES) Regulations propose that non-residential must achieve an EPC rating of 'C' or above by 2027

40%
of the UK's carbon emissions come from the built environment

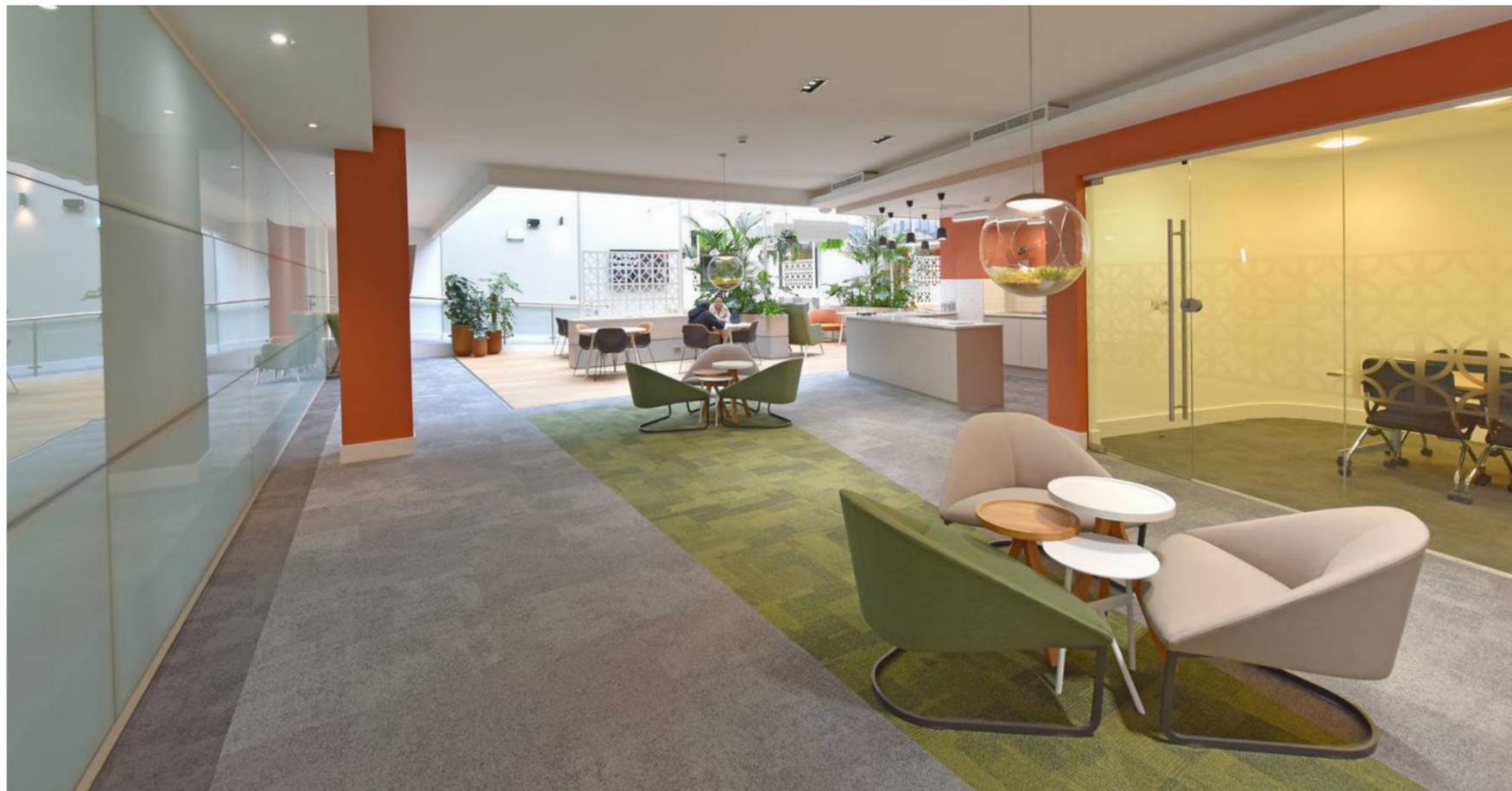
'C'
Atria already benefits from this EPC rating

2050
Manchester has committed to be a net zero carbon city

0%
building waste goes to landfill with 51.15% recycled and 48.85% converted in to Refuse Derived Fuel

2038
The city region is aiming to be carbon neutral by 2038

c.30%
Atria generates its own electricity supply via solar power from the PV panels on the roof



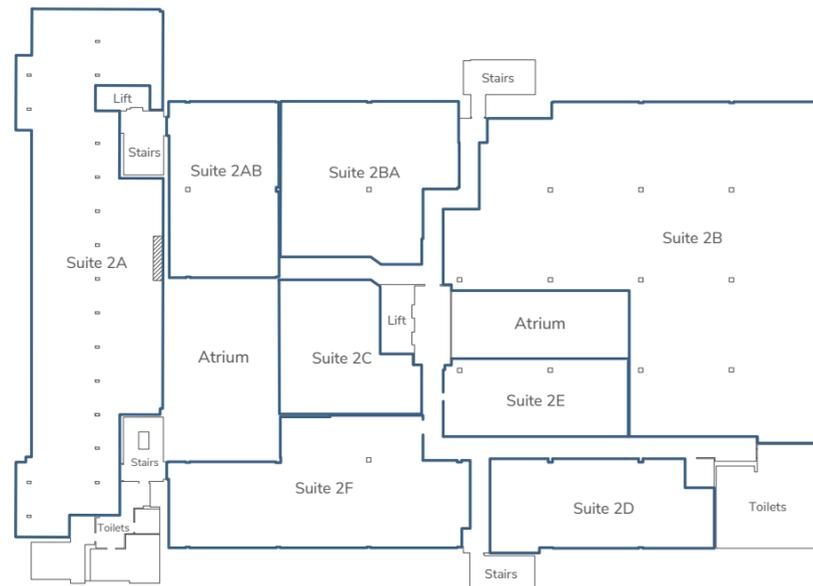
Value-Add Opportunities

- Improve the rental tone in the building in line with the most recent letting at £13.55 psf against an average passing rent of £12.98 psf
- Engage with occupiers to re-gear leases to increase the assets WAULT
- Further enhance the sustainability credentials within the building

Accommodation

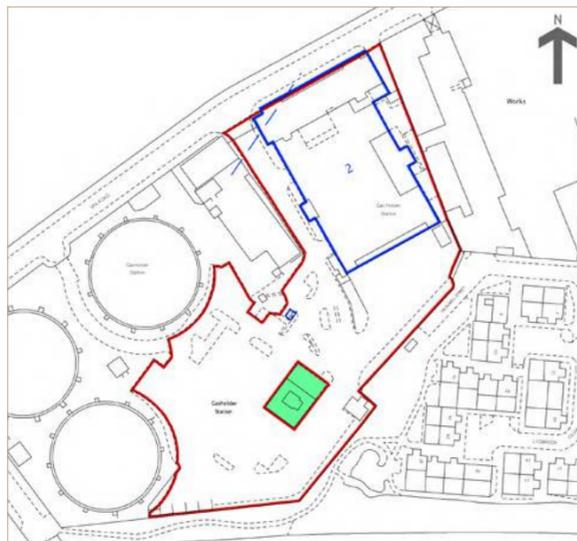
Floor	Area (Sq Ft)	Area (Sq M)
Ground Floor	20,211	1,877.65
1st Floor	24,905	2,313.75
2nd Floor	24,251	2,293.54
TOTAL	69,366	6,445.34

Floorplan



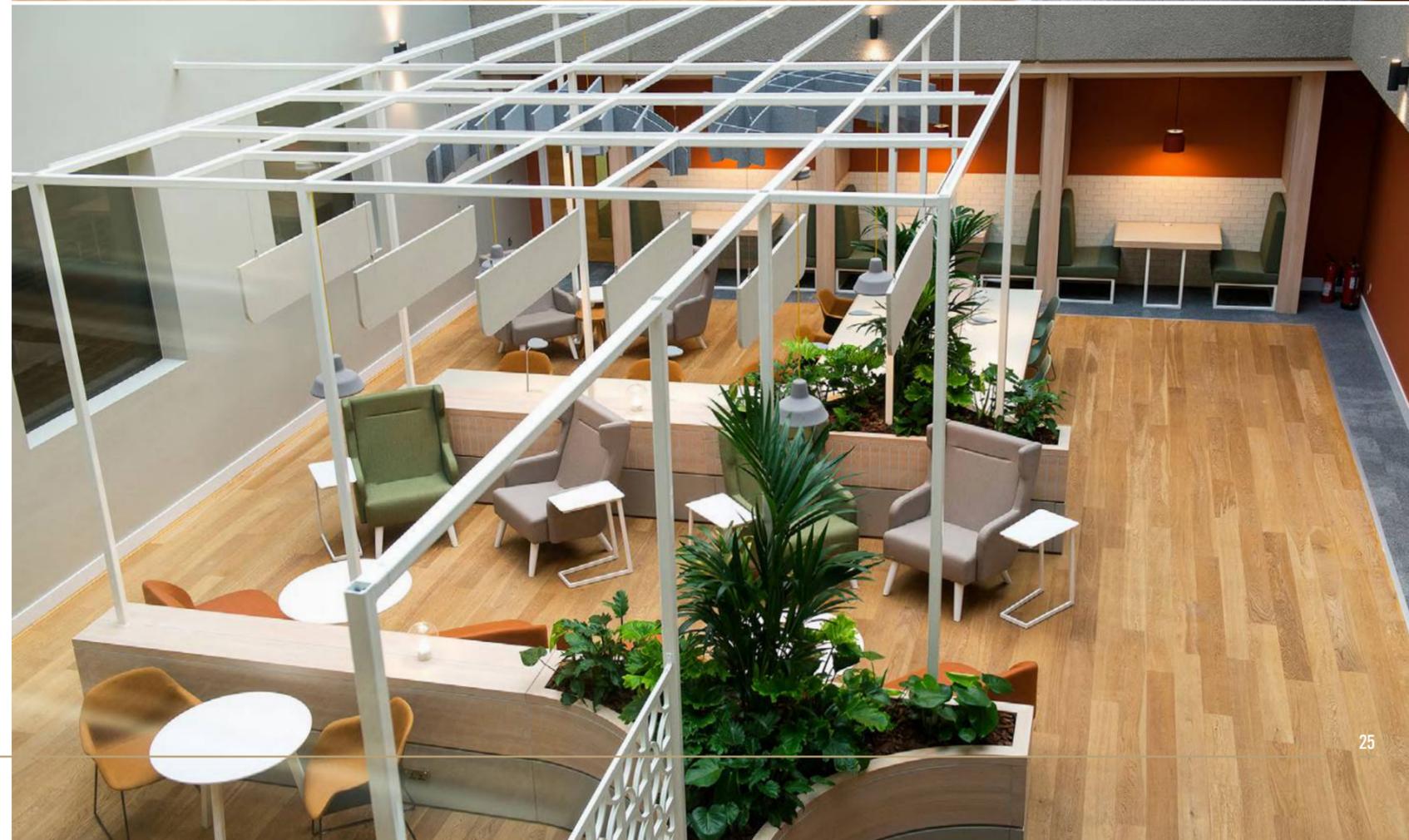
Indicative floorplan

Tenure



The property is held freehold under Title Number GM903873.

The land tinted green in the plan is excluded from the title.



Tenancy Schedule

Description	Tenant	Area (sq ft)	Lease Start	Lease Break	Next Rent Review	Lease Expiry	Office Rent (£pa)	Car Parking Rent (£pa)	Total Rent (£pa)	Total Rent (£psf)	Car Parking Spaces	Comments
Meeting Rooms	Meeting Rooms	845	-	-	-	-	£0	£0	£0	£0.00	-	
GA1	Vacant	906	-	-	-	-	£0	£0	£0	£0.00	-	
GA2	Matt Rowland Solicitors	795	04/01/2022	-	-	03/01/2024	£9,816	£1,500	£11,316	£14.23	3	
GB	Ian Williams Ltd	1,539	12/07/2019	-	12/07/2022	11/07/2024	£18,168	£2,000	£20,168	£13.10	5	Rent review to OMV basis. Passing rent currently based on £9,084 until stepping up to the headline figure on 12/05/2023. The vendor will top-up any residue of incentive remaining at completion, to the headline figure stated.
GC	RDvault	377	18/10/2021	-	-	17/04/2022	£4,656	£500	£5,156	£13.68	1	
GD	Knowledge To Action	455	17/06/2019	-	-	16/06/2023	£5,460	£800	£6,260	£13.76	2	
GE	OnSide Youth Zones	1,540	15/05/2019	-	-	14/05/2023	£18,696	£2,000	£20,696	£13.44	5	
GF & 1D	Belton Associates Limited	16,694	01/04/2020	-	01/04/2025	31/03/2030	£189,651	£20,000	£209,651	£12.56	50	Rent review to OMV basis. Passing rent currently based on £114,825 per annum stepping up to the headline figure from 01/10/2024. The vendor will top-up the residue of any incentive remaining at completion, to the headline figure stated.
GH	Epson (U.K.) Limited	1,561	20/06/2019	-	-	19/06/2024	£18,540	£2,000	£20,540	£13.16	5	The tenant receives 4 months rent free from 20/06/2022, followed by 2 months half rent. The vendor will top-up the residue of any incentive remaining at completion, to the headline figure stated.
GF4	St John Ambulance	3,198	24/07/2015	-	-	23/07/2027	£39,444	£1,050	£40,494	£12.66	3	The tenant receives 12 months at half rent from 24/07/2022. The vendor will top-up the residue of any incentive remaining at completion, to the headline figure stated.
GG	PMJ Capital Limited	563	19/02/2021	-	-	18/02/2024	£6,888	£800	£7,688	£13.66	2	
M1	Patrick McBride	224	14/05/2020	-	-	13/11/2020	£2,760	£0	£2,760	£12.32	0	Tenant currently holding over.
M4	Elyzium Limited	237	03/01/2021	-	03/01/2023	02/01/2025	£3,240	£400	£3,640	£15.36	1	Rent review to OMV basis.
1A	Hurstwood Engineering (UK) Limited	711	11/06/2018	-	11/06/2021	10/06/2024	£8,400	£700	£9,100	£12.80	2	Rent review to OMV basis.
1B	Fawkes & Reece (North) Limited	2,971	21/12/2020	-	-	20/12/2024	£35,220	£4,000	£39,220	£13.20	10	
1C	The Audit Lab	1,233	16/03/2021	-	-	15/03/2026	£14,880	£1,600	£16,480	£13.37	4	Passing rent currently based on £9,040 per annum until stepping up to the headline figure on 16/10/2022.
1E	Vacant	512	-	-	-	-			£0	£0.00	0	
1F	Health Intelligence Ltd	1,660	22/03/2019	31/03/2023	22/03/2022	31/03/2024	£19,644	£2,000	£21,644	£13.04	5	Subject to open market rent review. The break notice period is no more than 12 months and no less than 4 months notice from the break date.
1I	Conexus Recovery & Field Services Ltd	1,844	10/08/2020	09/08/2023	-	09/08/2025	£22,092	£1,600	£23,692	£12.85	4	The break notice period is no more than 12 months and no less than 9 months notice from the break date.
1G	Oracle Global Services Limited	6,486	03/11/2019	02/11/2022	03/11/2022	02/11/2025	£77,748	£0	£77,748	£11.99	17	Subject to RPI-linked rent review. The tenant has served their break notice and will be vacating 02/11/2022.
1H	Transform Mortgages Limited	765	29/11/2019	-	-	28/11/2023	£9,228	£1,200	£10,428	£13.63	3	
2AA	BD Elite Ltd	5,268	07/03/2018	-	-	06/03/2023	£63,072	£7,800	£70,872	£13.45	26	Discussions on-going on a lease renewal.
2B	Russell & Russell Solicitors	8,133	25/08/2022	25/08/2027	-	25/08/2033	£97,704	£12,500	£110,204	£13.55	25	12 months rent free until 25/08/2023. From 26/08/23 until 26/02/2024, the rent payable will be based on £48,852 per annum (half rent). From 27/02/2024, the rent will increase to the headline figure stated. The vendor will top-up any residue of incentive remaining at completion, to the headline figure stated. The letting has exchanged with the lease completion date and start date scheduled for 25/08/2022.
2C	Lash House Limited	1,234	06/12/2021	05/12/2023	-	05/12/2025	£14,808	£2,000	£16,808	£13.62	4	The break notice period is not less than 6 months from the break date.
2BA	Magnum Utilities Limited (In Administration)	2,216	16/10/2017	-	-	15/10/2022	£26,352	£2,100	£28,452	£12.84	6	Magnum Utilities Limited entered in to administration in May 2022.

Tenancy Schedule

Description	Tenant	Area (sq ft)	Lease Start	Lease Break	Next Rent Review	Lease Expiry	Office Rent (£pa)	Car Parking Rent (£pa)	Total Rent (£pa)	Total Rent (£psf)	Car Parking Spaces	Comments
2AB	The Will Associates Limited	1,675	15/07/2021	14/01/2023	-	14/07/2024	£20,988	£2,500	£23,488	£14.02	5	The break notice period is no more than 12 months and no less than 6 months notice from the break date.
2D	Origin Amenity Solutions Limited (Formerly Rigby Taylor)	1,681	12/11/2018	12/11/2023	12/11/2023	11/11/2028	£20,184	£2,000	£22,184	£13.20	5	Subject to open market rent review. The break notice period is not less than 6 months from the break date.'
2E	ADZ Creative and Digital Ltd	1,240	17/10/2019	-	-	16/10/2024	£15,156	£1,200	£16,356	£13.19	3	
2F	Post Office Limited	2,803	14/12/2020	-	-	13/12/2023	£36,432	£0	£36,432	£13.00	0	
Roof Aerial	M247 UK Limited	0	01/01/2020	-	-	31/12/2026	£0	£0	£0	£0.00	0	
Car Parking	Hurstwood Engineering (UK) Limited	-	05/09/2013	-	-	04/09/2019	£0	£350	£350	-	1	
Car Parking	Fawkes & Reece (North) Limited	-	17/07/2015	-	-	16/07/2019	£0	£350	£350	-	1	
Car Parking	Joan Gregg	-	21/12/2020	-	-	20/12/2021	£0	£400	£400	-	1	
Car Parking	Bryan Flynn	-	21/12/2020	-	-	20/12/2021	£0	£400	£400	-	1	
Car Parking	Karen Jackson	-	21/12/2020	-	-	20/12/2021	£0	£400	£400	-	1	
Car Parking	PMJ Capital Limited	-	15/02/2021	-	-	02/02/2022	£0	£800	£800	-	2	
Car Parking	The Audit Lab	-	29/03/2021	-	-	28/03/2022	£0	£2,800	£2,800	-	7	
Car Parking	OnSide Youth Zones	-	20/04/2021	-	-	19/04/2022	£0	£0	£0	-	5	
Car Parking	BD Elite Ltd	-	22/07/2021	-	-	21/07/2022	£0	£4,000	£4,000	-	8	
Car Parking	THE WILL ASSOCIATES LTD	-	26/07/2021	-	-	25/07/2022	£0	£2,500	£2,500	-	5	
Car Parking	Patrick McBride	-	05/07/2017	-	-	04/07/2019	£0	£350	£350	-	1	
Car Parking	Belton Associates Limited	-	06/10/2021	-	-	29/09/2022	£0	£10,169	£10,169	-	20	
Car Parking	Nicola Todd	-	07/11/2018	-	-	06/11/2019	£0	£400	£400	-	1	
Car Parking	Conexus Recovery & Field Services Ltd	-	05/11/2018	-	-	04/11/2019	£0	£400	£400	-	1	
Car Parking	Magnum Utilities Limited	-	18/12/2017	-	-	17/12/2018	£0	£0	£400	-	1	Magnum Utilities Limited entered in to administration in May 2022.
Car Parking	Knowledge To Action	-	01/07/2019	-	-	30/06/2020	£0	£400	£400	-	1	
Car Parking	Origin Amenity Solutions Limited (Formerly Rigby Taylor)	-	12/11/2018	-	-	11/11/2028	£0	£1,200	£1,200	-	3	
Car Parking	Hurstwood Engineering (UK) Limited	-	04/03/2020	-	-	03/03/2021	£0	£400	£400	-	1	
Car Parking	Ian Williams Ltd	-	13/04/2020	-	-	12/04/2021	£0	£1,200	£1,200	-	3	
Car Parking	Oracle Global Services Limited	-	13/04/2020	-	-	12/04/2021	£0	£2,000	£2,000	-	5	
TOTAL		69,366					£799,227	£100,769	£900,395		267	

Income Analysis

Atria is multi-let to 26 tenants providing a diverse and secure income profile.

The building has attracted both public and private sector occupiers from a range of industries including the healthcare, legal, recruitment and technology sectors.

The building serves as a head office location for a number of the tenants including Belton Associates, who account for 25% of the income, and who relocated to Atria in 2020, committing to a new 10-year lease.

Russell & Russell Solicitors, who account for 12% of the income, have recently relocated their head office to Atria signing a new 11-year lease in June 2022 (subject to a break option in the 5th year).

Forthcoming lease events provide the opportunity to capture the reversionary potential

Reversionary ERV PSF
£14.00 psf

Wide Target Market
Suites ranging from 230 sq ft to 8,142 sq ft

Reversionary Income
£971,124 Per Annum

98% Let

WAULT to Break
3.23 Yrs

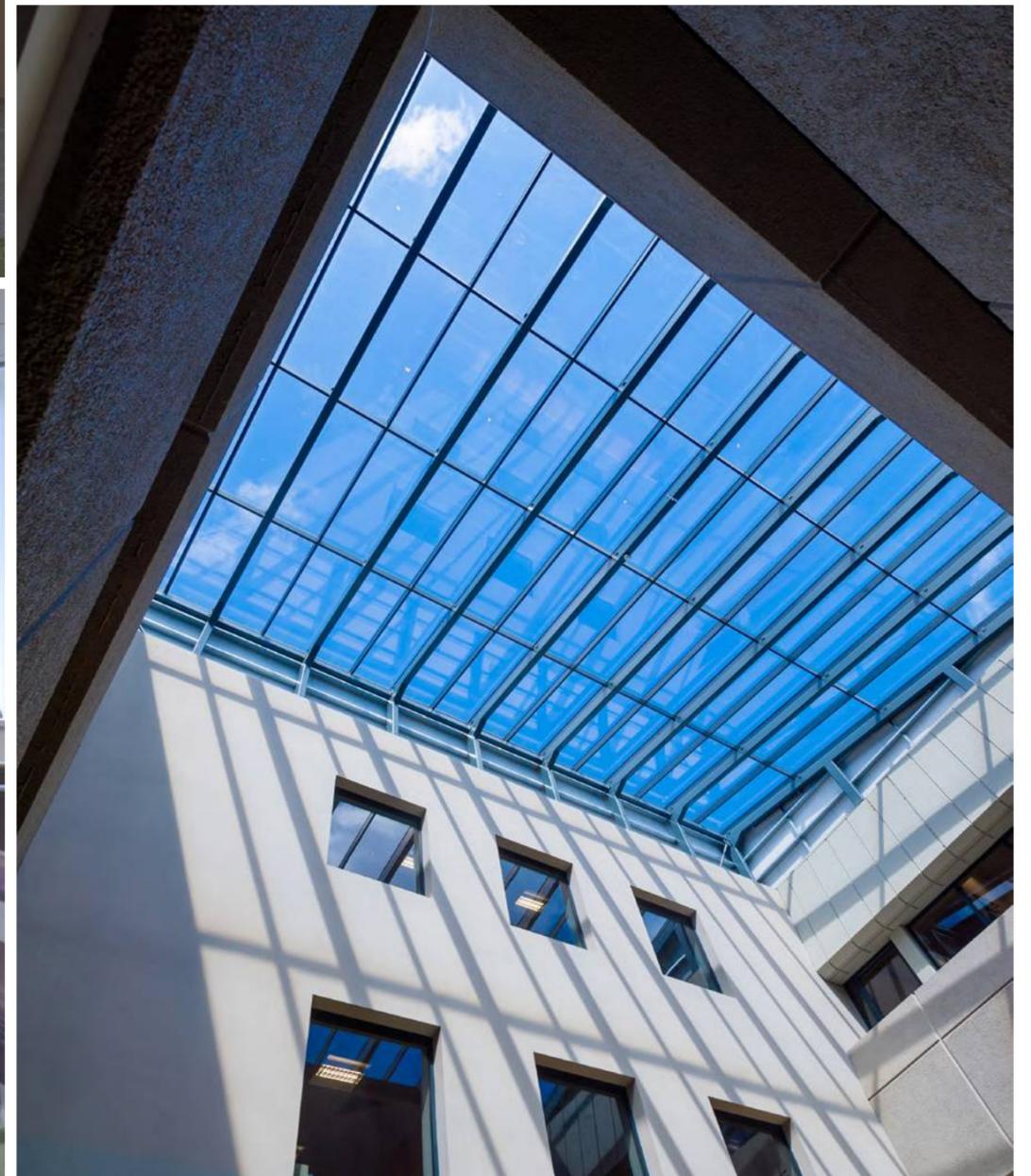
WAULT to Expiry
4.50 Yrs

Current Income
£900,395 Per Annum

Low Average Rent
£12.98 psf

Diverse Income
Multi-let to 26 Tenants

Tenant Mix
The building has appealed to a range of public and private sector occupiers



Greater Manchester Office Market

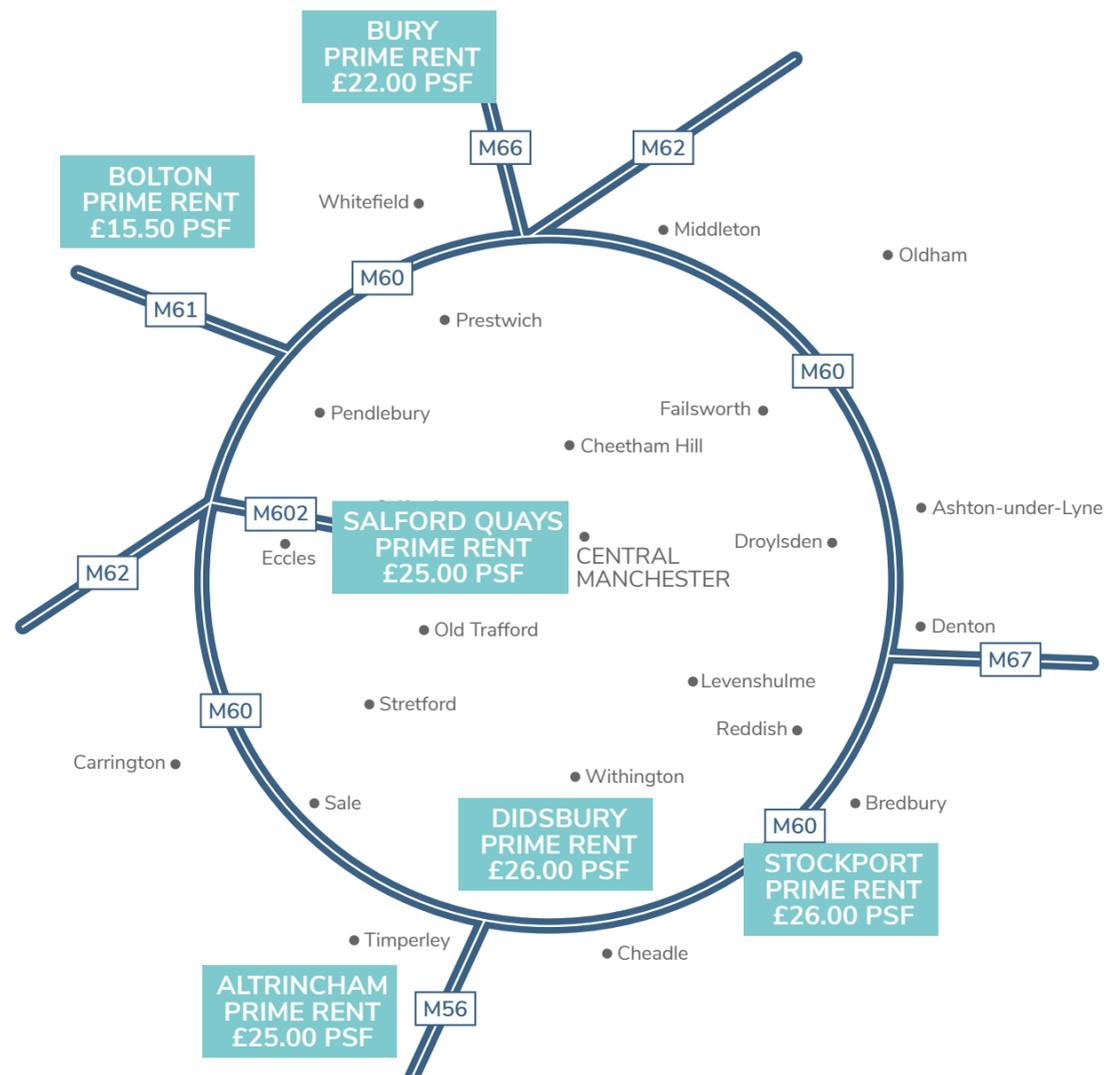
Manchester continues to be recognised as the UK's second city and is the leading office destination outside of London.

The city has the best performing regional office market in the UK, with occupiers primarily attracted to access the regions rich and extensive talent pool from the universities within Greater Manchester, including Bolton University.

This trend has had a positive effect on the office markets across the Greater Manchester conurbation, with consistent levels of strong demand leading to a constrained supply.

Bolton has benefited from this trend and with little new office development over the last 10 years, there is now a clear constrained supply of good quality available office accommodation across the wider Bolton region, but particularly within the town centre.

This provides the platform for rental growth in the coming years, which other office sub-markets around Greater Manchester have benefited from, as outlined in the graphic below;



Bolton's office market will continue to benefit from c.£1.5 billion worth of inward investment and infrastructure improvements by 2030



Constrained supply of good quality office accommodation within the town centre



Major businesses including Amazon, Axa, EON and AO.com are already investing in Bolton



The supply and demand dynamics of the local market provide the platform for rental growth



Bolton University attracts over 11,000 students per annum and is considered a Centre of Excellence for Health and Medical Education



The town benefits from strong demographics with the second largest employee base in Greater Manchester



Further Information

EPC

Atria has an EPC rating of C.

VAT

The property is elected for VAT. However, it is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

Phase One Environmental Assessment

A Phase One Environmental Assessment has been undertaken by Stantec. A copy of the report is available for review in the data room. A Letter of Reliance can be provided to the purchaser.

Data Room

Access to the data room is available on request.

AML

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

Measured Survey

A Measured Survey Report has been undertaken by Robertson Elliot.

A copy of the report is available for review in the data room. A Letter of Reliance can be provided to the purchaser.

Proposal

atria

We are instructed to seek offers in excess of **£8,450,000 (Eight Million, Four Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level would reflect the following assuming purchaser's costs at 6.68%:

Net Initial Yield:	10.00%
Reversionary Yield:	10.77%
Low Capital Value	£122.00 psf



Contacts

Manchester



Andrew Rands
M 07740 414 036
E Andrew.Rands@eu.jll.com



James Porteous
M 07976 741 273
E James.Porteous@eu.jll.com

London



Noel Lander
M 07931 371 825
E Noel.Lander@eu.jll.com



Blair McCallum
M 07892 790 124
E Blair.McCallum@eu.jll.com



Disclaimer. Jones Lang LaSalle Limited (JLL) for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- A The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract;
- B All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise;
- C No person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property;
- D Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken;
- E Unless otherwise stated, all prices are quoted exclusive of VAT, if applicable;
- F Reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

Copyright © 2022 Jones Lang LaSalle IP Inc. All rights reserved. Designed and produced by Creativeworld. T 01282 858200.

atria

SPA ROAD | BOLTON | BL1 4AG

