

# GROUND FLOOR

## SPECIFICATION:

- GAS FIRED CENTRAL HEATING
- FULLY ACCESSIBLE RAISED FLOORS
- CONTRACT QUALITY CARPET TILES
- TRIPLE COMPARTMENT FLOOR OUTLET BOXES
- SUSPENDED CEILINGS
- MODULAR RECESSED LIGHTING
- DOUBLE GLAZED WINDOWS
- FULLY TILED MALE, FEMALE AND DISABLED PERSONS TOILETS
- PASSENGER LIFT
- BREW ROOM FACILITIES
- EXTENSIVE ON-SITE CAR PARKING
- 24-HOUR ACCESS
- CCTV SITE SECURITY



## 1-3 THE COURTYARD

THE VALLEY | BOLTON

**HIGH QUALITY  
MANAGED OFFICES  
TO LET**

**FROM 150 SQFT** (14 SQM)  
with on-site car parking

**Orbit**  
Developments

**01204 673100**

[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales.

Furniture layout is indicative only

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## AVAILABILITY SCHEDULE

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