

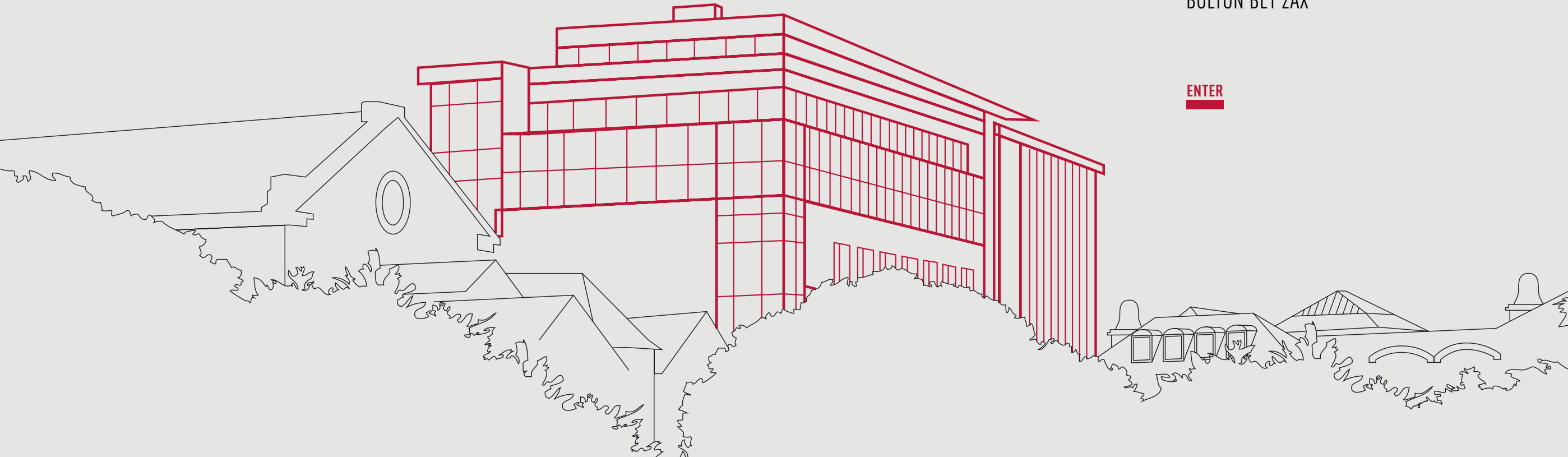
**TO LET** GRADE A OFFICES  
WITH BASEMENT CAR PARKING

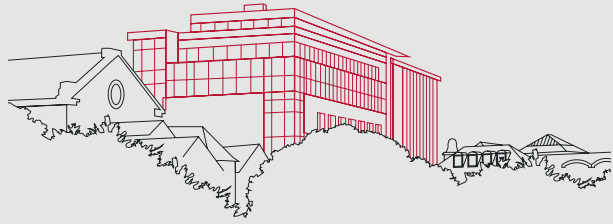
FROM **2,798** TO **17,494 SQ FT**

**120**  
**BARK<sup>ST</sup>**

BOLTON BL1 2AX

**ENTER**





# SITUATED AT THE HEART OF BOLTON'S THRIVING CORE

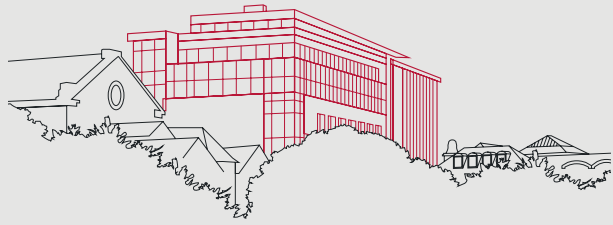


## DESCRIPTION

Bolton's highest quality office property has obvious curb appeal. The Town's tallest building provides 7 storeys of open plan Grade A space with roof top views, full height glazing, lift access, undercroft parking and a high quality finish.

A tenant focused management team and high calibre occupiers combine to provide a successful environment for any business.

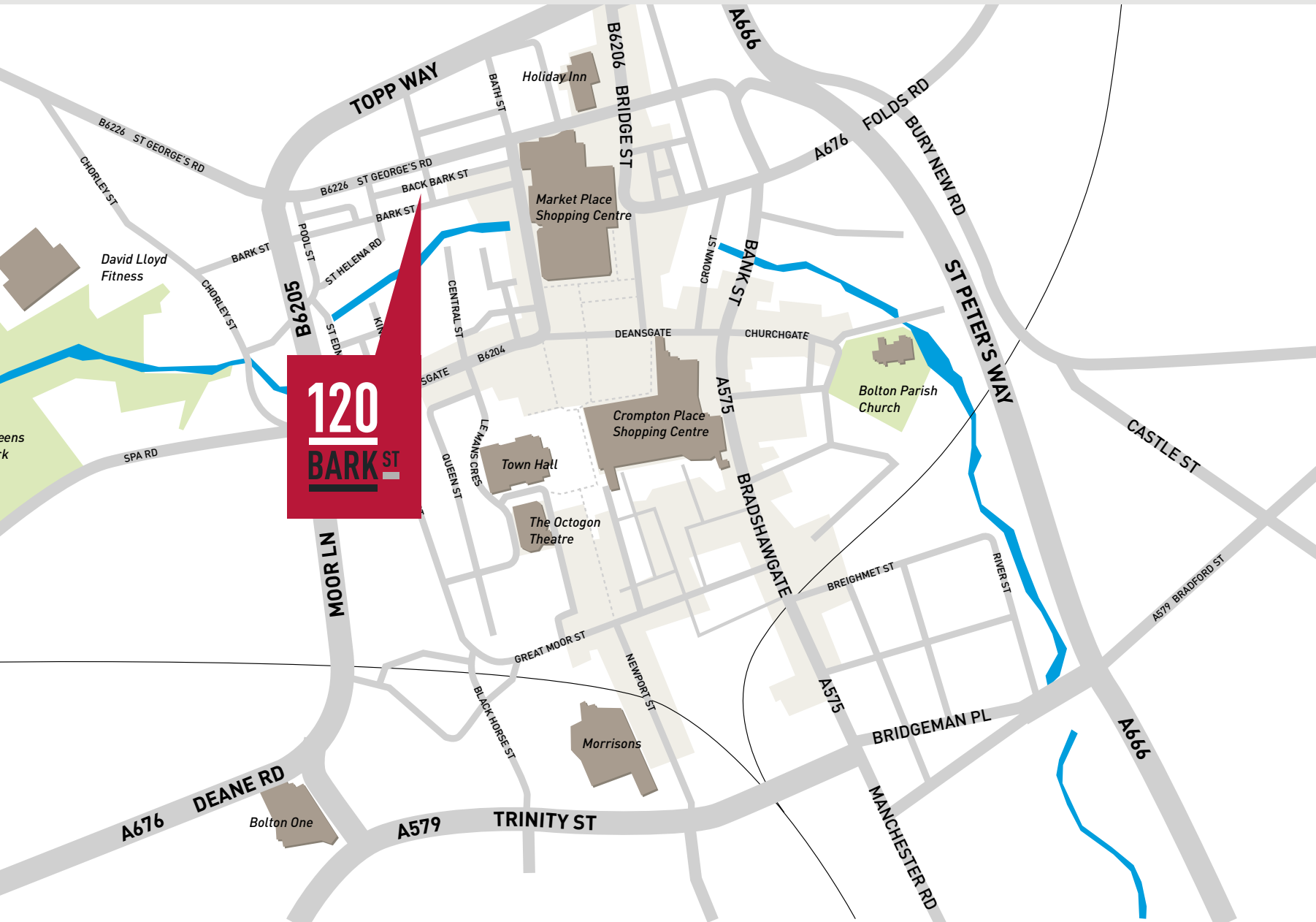
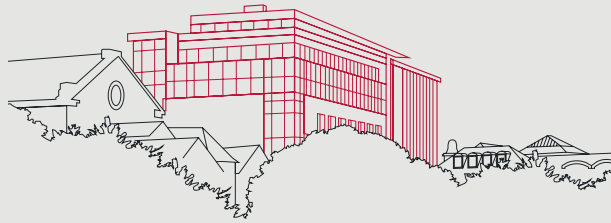




# AN IMPRESSIVE BUILDING







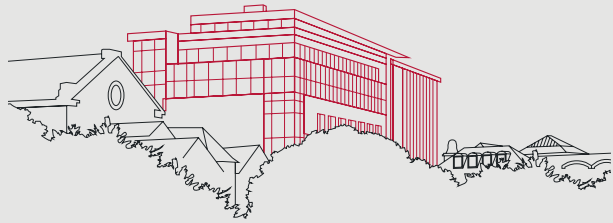
### LOCATION

Overlooking Bolton Town Centre facing south and positioned on Bark Street, just off St Georges Road and Knowsley Street on the north west corner of Bolton's retail and business core. Located within a good and fast road network just off the A666, and close to the M60, M61 and motorway network. Arterial route bus stops adjacent and only a 10 minute walk through the town centre from Bolton Railway Station and the new Transport Interchange. Manchester International Airport is 21 miles away by motorway.

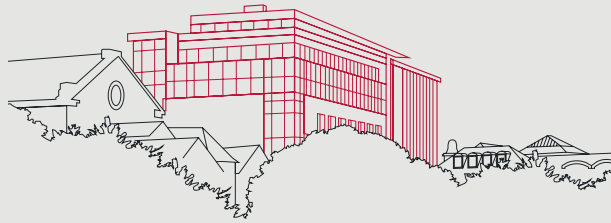
Travel Times	Miles	Mins
Manchester	14	27
Manchester Airport	21	28
Liverpool	36	41
Liverpool Airport	35	44
Birmingham	97	109
London	211	234











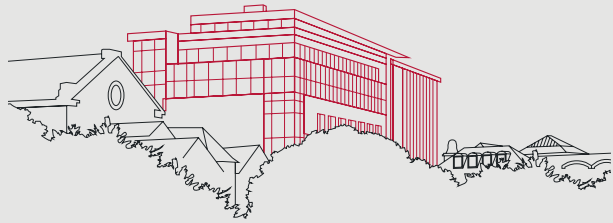
## AMAZING AMENITIES ON YOUR DOORSTEP

### AMENITIES

Bolton Town Centre's premier and recently upgraded Market Place Shopping Centre is a minute's walk along Bark Street. In addition to a 9 screen cinema, tenants have the benefit of a variety of shops including Debenhams, Zara, H&M, Ernest Jones, Boots, Top Shop and Costa Coffee, whilst restaurants and bars including Prezzo, Nando's, Gourmet Burger Kitchen and Great Ale reside in the award winning Vaults. David Lloyd Racquets and Fitness Centre and Queens Park is a short walk, and a multi-storey NCP Car Park is adjacent.



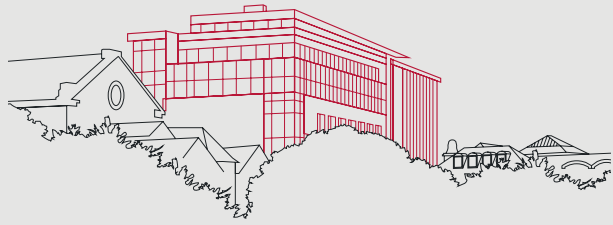




# A FRIENDLY WELCOME



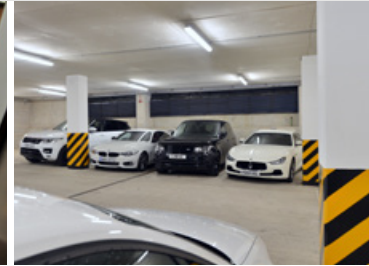




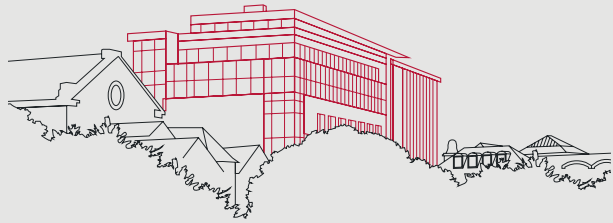
# SUPERB FEATURES

## SPECIFICATION

- Feature glass walled reception area
- Large open plan office floorplates
- Three 8-person passenger lifts
- The mechanical, electrical and air conditioning systems are constructed to achieve a base occupancy of 1 person to 10 sq m
- VRV air conditioning system linked to a building management system
- Office floor to ceiling height of 2.6m
- Suspended metal ceiling tiles incorporating LG7 compatible lighting
- 150mm raised access floors
- Structural grid variable 5.1m x 6.1m, 4.5m x 7.5m
- Flexibility – all floors can be sub-divided and sub-metered
- High quality internal finishes of walnut and travertine
- Integrated CCTV, intruder alarm and access control to all entry points
- DDA compliant and shower rooms situated on 1st to 7th floors
- Secure cycle store
- Secure undercroft parking and adjacent external surface parking



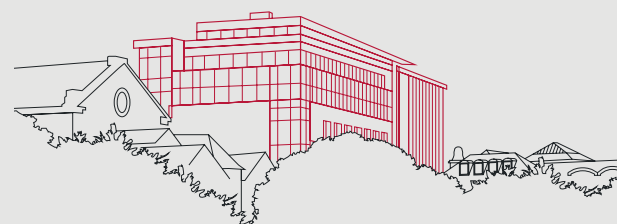




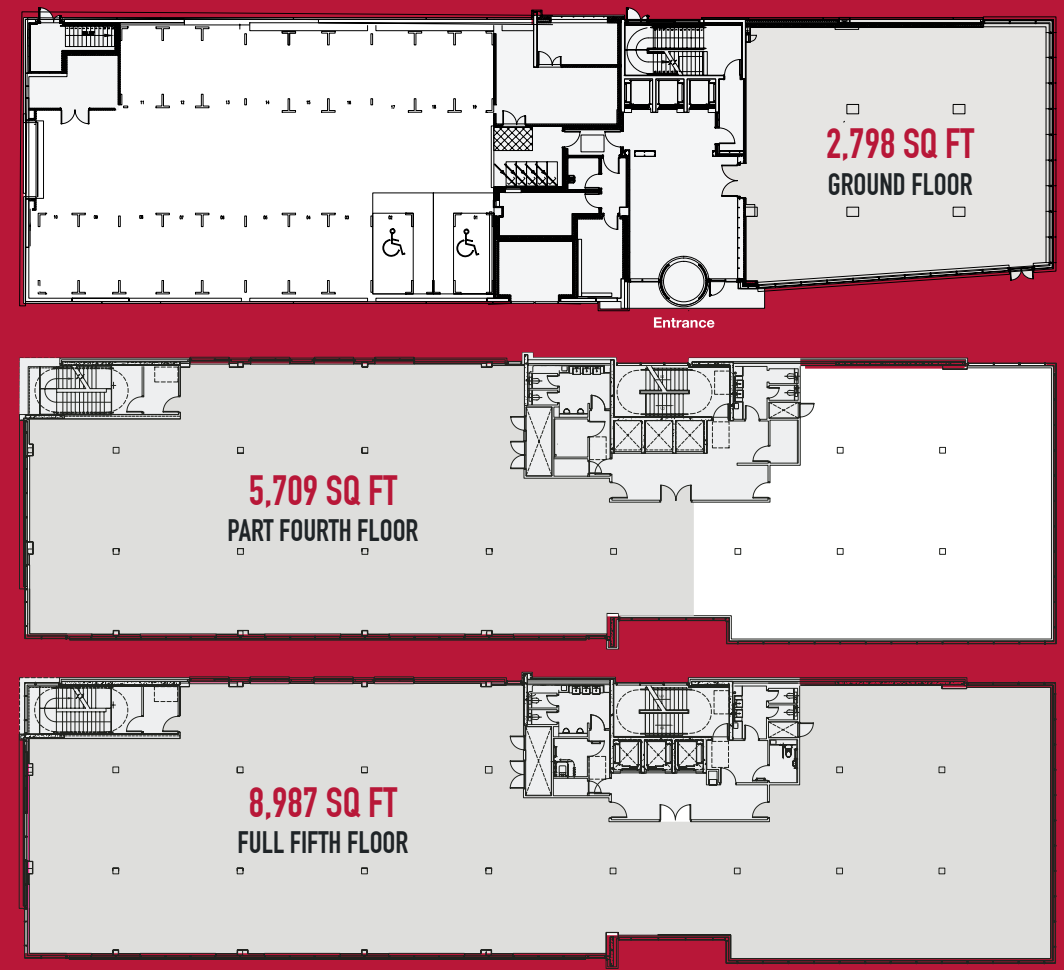
# VIEWS ACROSS THE TOWN CENTRE







TYPICAL FLOOR PLANS  
SHOWING INDICATIVE SPLIT



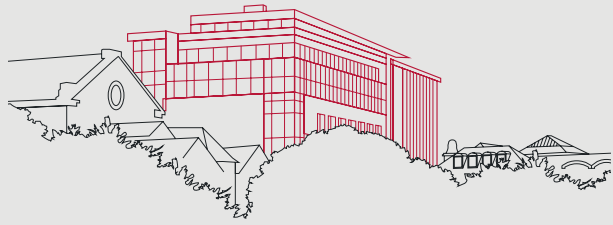
EXCELLENT  
FLOOR SPLITS

ACCOMMODATION

120 Bark Street can accommodate a range of suite sizes, from 3,000 sq ft to 9,000 sq ft per floor.

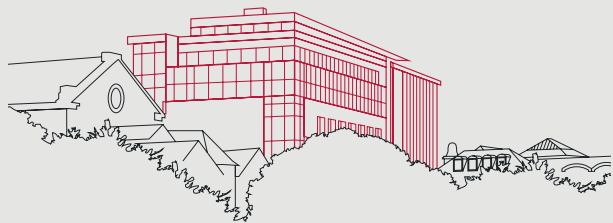
FLOOR	AVAILABLE (SQ FT)
Ground	To Let 2,798 sq ft
First	Let to Keoghs Solicitors
Second	Let to Keoghs Solicitors
Third	Let to The Post Office
Fourth	Part let to The Post Office
	Part To Let 5,709 sq ft
Fifth	8,987 sq ft
Sixth	Let to Regus
Seventh	Let to Regus
TOTAL AVAILABLE	17,494 SQ FT



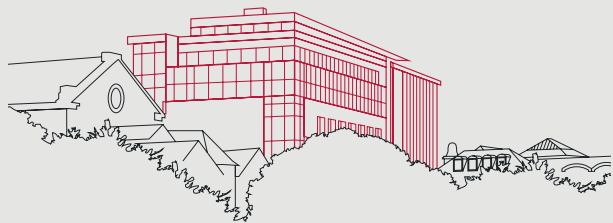


**BRIGHT AND  
SPACIOUS**

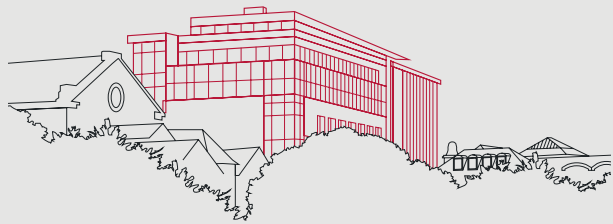




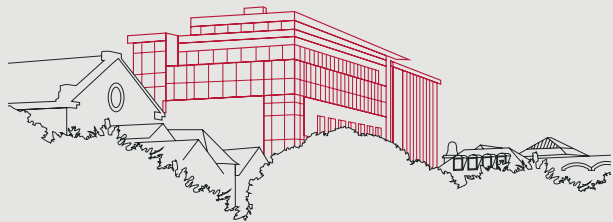


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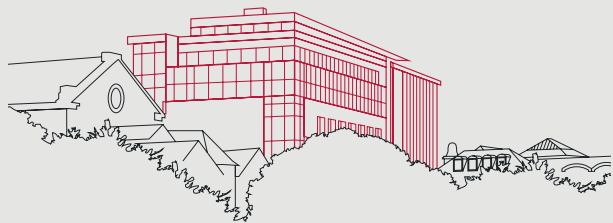


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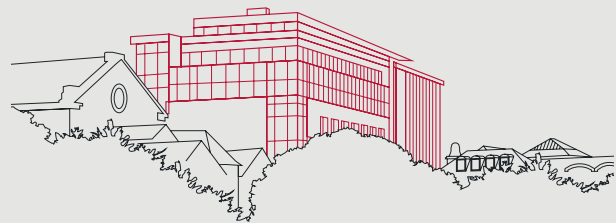




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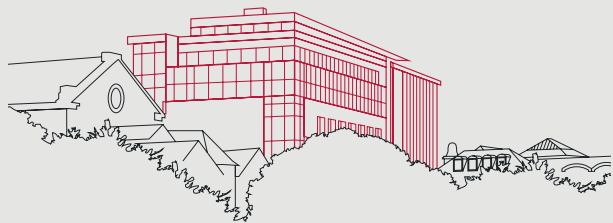




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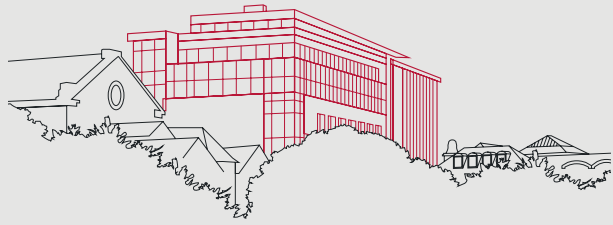




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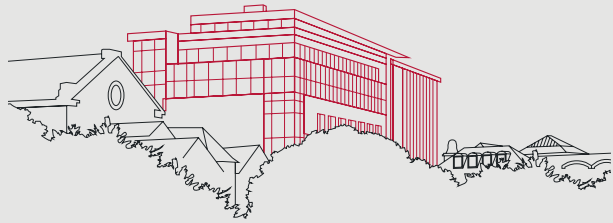




# PERFECTLY PLACED FOR BUSINESS







### FURTHER INFORMATION

For further information please contact the joint agents.

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