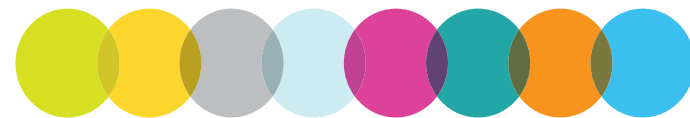
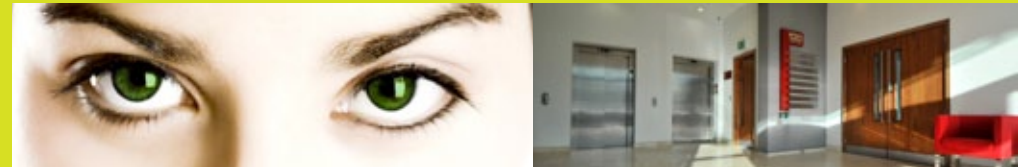


**120** BARK STREET  
BOLTON



offices to let

# GREEN WITH ENVY?



## BEST VALUE FOR MONEY OFFICES IN BOLTON...

120 Bark Street has been designed by award winning architects, Aedas and provides exceptional office accommodation in Bolton town centre. The building offers Grade A accommodation arranged over eight floors.

120 Bark Street is a modern, contemporary office building with unique design features in Bolton's business district. The materials used create a beautifully finished corporate environment and glazing to all elevations floods the building with daylight.





# BLUE CHIP...

ALL THE DETAILS YOU WILL  
EVER NEED TO MAKE YOUR  
BUSINESS THRIVE...

- 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
- VRF 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
- 19 car parking spaces and fob controlled entry system

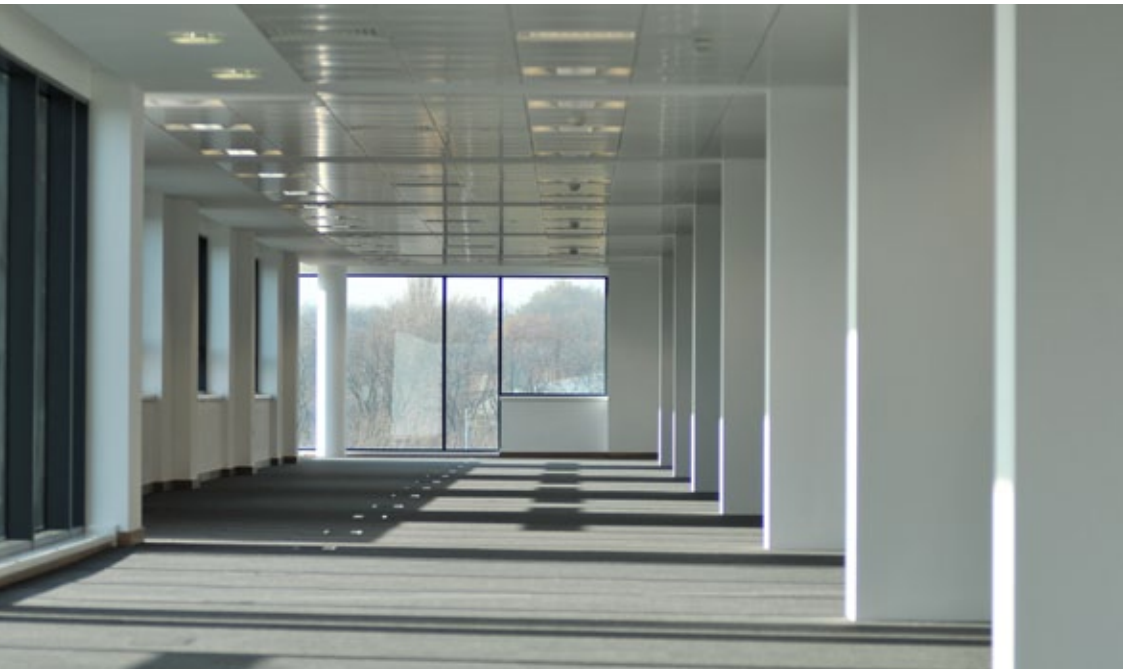


# WHITER THAN WHITE

BRAND NEW PRISTINE WHITE OFFICE SPACE READY FOR YOU TO MAKE YOUR MARK...



120 Bark Street is able to offer various sized suites including 3,000 sq ft, 6,000sq ft and full floors of circa 9,000 sq ft. Consecutive floors can also be offered to accommodate larger requirements. The building offers undercover car parking and in total provides 19 car parking spaces. In addition there is a new secure, NCP car park located behind 120 Bark Street which is able to offer spaces on daily, short term or long term contracts.



## Suites from 2,798 sq ft

FLOOR	SUITES AVAILABLE (SQ FT)	TOTAL FLOOR SIZE (SQ FT)
Ground	2,798	2,798
First	3,000 6,000 8,998	8,998
Second	3,000 6,000 8,998	8,998
Third	3,000 6,000 8,998	8,998
Fourth	3,000 6,000 8,998	8,998
Fifth	3,000 6,000 8,987	8,987
Sixth	Let to Regus	
Seventh	Let to Regus	
<b>TOTAL AVAILABLE</b>		<b>47,777 SQ FT</b>





FLOORPLANS

3,000 SQ FT

6,000 SQ FT

9,000 SQ FT

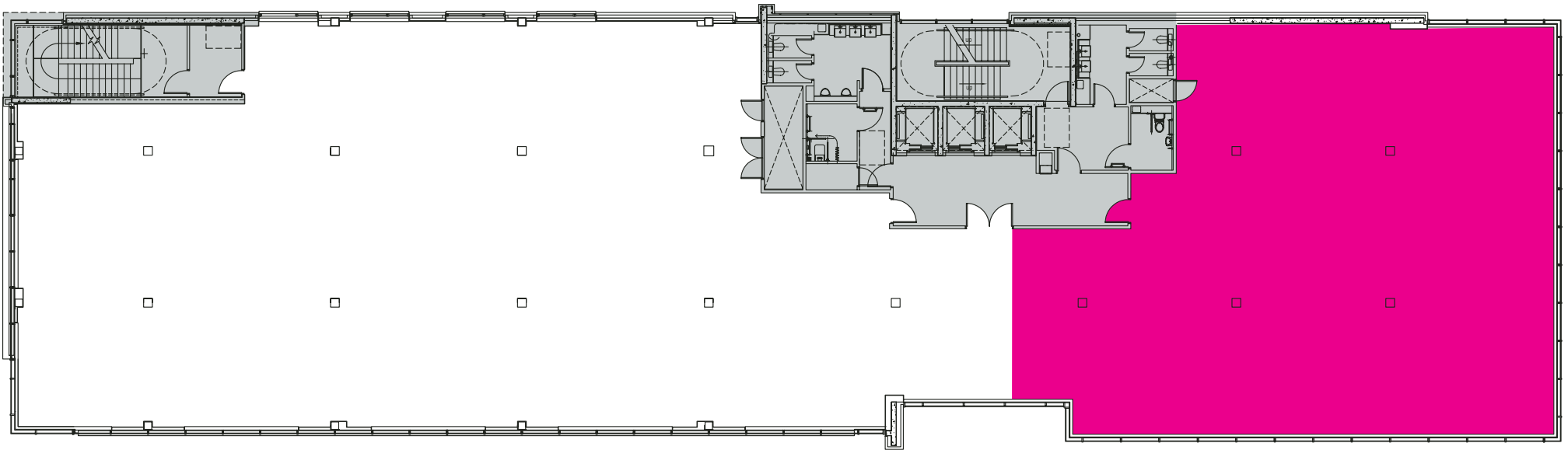
# TICKLED PINK

120 BARK STREET CAN  
ACCOMMODATE A RANGE OF SUITE  
SIZES FROM THE REMAINING WHOLE  
BUILDING, INDIVIDUAL FLOORS OR  
SUITES **AS SMALL AS 3,000 SQ FT**  
WITH FANTASTIC RATES AVAILABLE,  
YOU WILL BE LAUGHING ALL THE  
WAY TO THE BANK

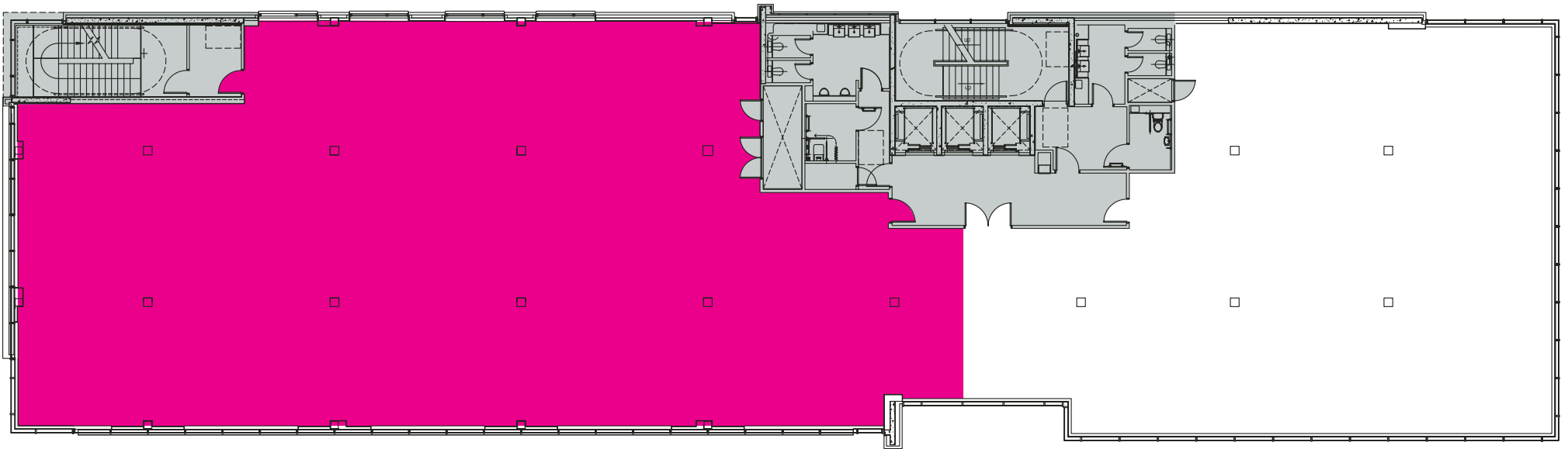
The above plans illustrate the standard floors splits, however for additional options please call  
our retained agents on **01204 522275** or on **0161 455 7666**.



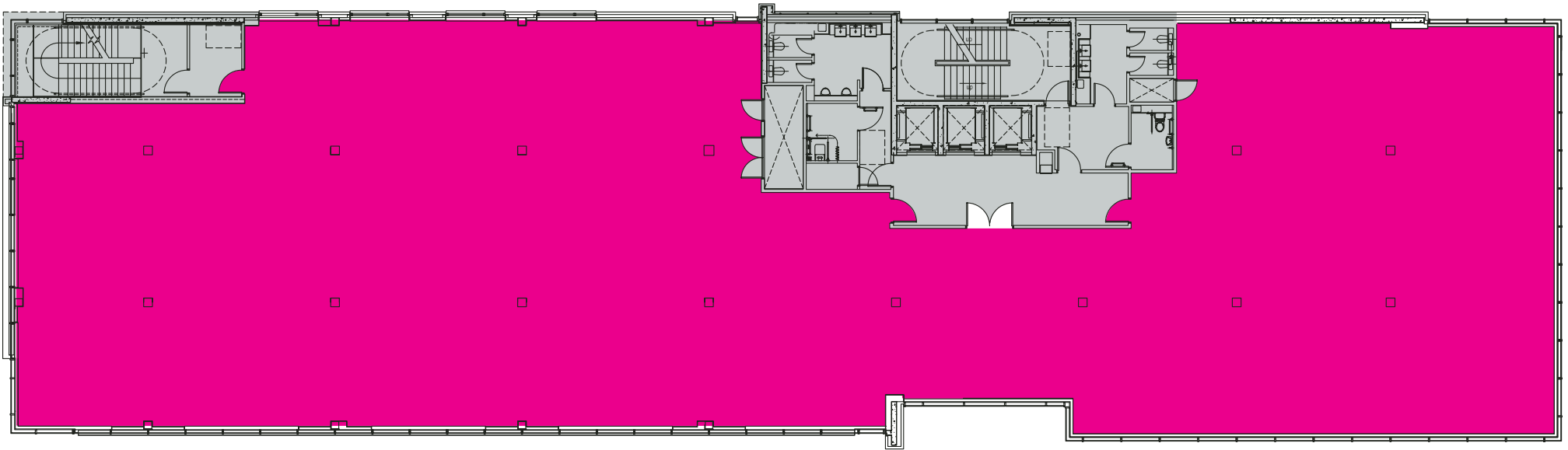
# FLOORPLAN 3,000 SQ FT



# FLOORPLAN 6,000 SQ FT



# FLOORPLAN 9,000 SQ FT





# THE BIGGER PICTURE

















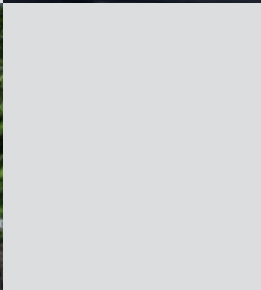


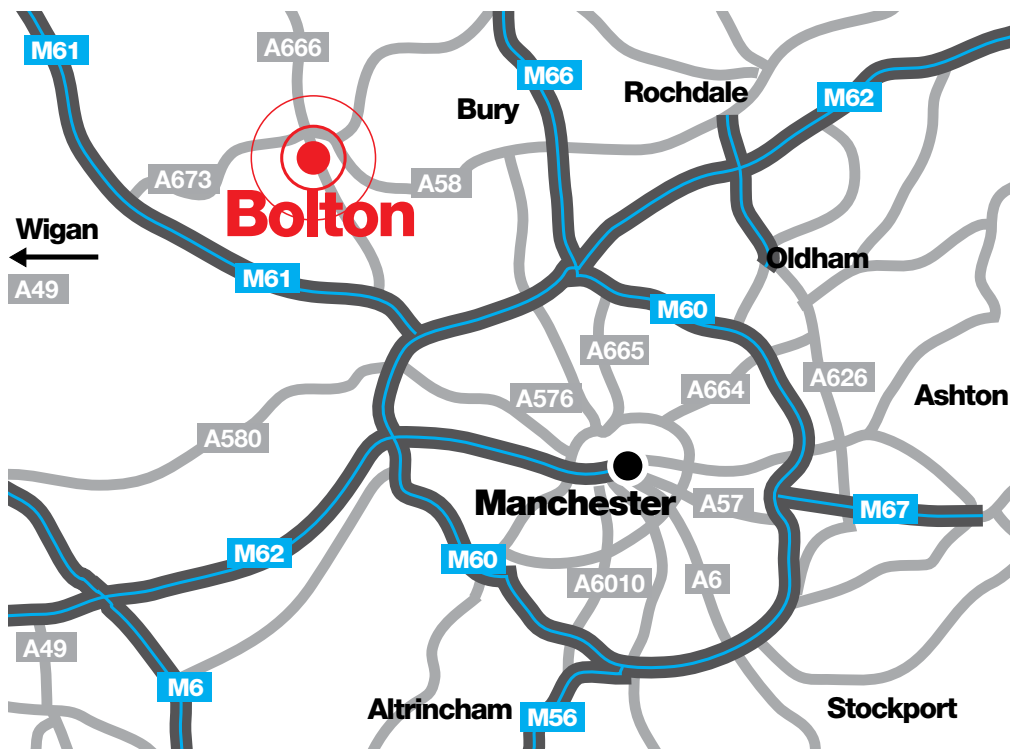
# PAINT THE TOWN RED

PERFECTLY LOCATED IN BOLTON'S BUSINESS DISTRICT TO TAKE FULL ADVANTAGE OF WHAT BOLTON HAS TO OFFER...

120 Bark Street is a new development located within the heart of Bolton town centre. The building is situated near Bolton's primary retail and business core with good communications by both road and rail.

Manchester International Airport is 21 miles from 120 Bark Street which provides direct access to over 200 world-wide destinations.





# THE RED TAPE

## LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease(s) for a term of years to be agreed.

## SERVICE CHARGE

Any ingoing tenant will be responsible for the payment of service charge towards the upkeep and maintenance of the building.

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

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# IN TOUCH

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