



AVAILABLE TO LET

# Brightmet Fold House

Brightmet Fold Lane, Brightmet, Bolton, UK BL2 5PH

**MUST BE VIEWED!!!** Individual open plan office suites in a stunning period premises - Suites 1 & 8 Currently available.



## MUST BE VIEWED!!! Individual open plan office suites in a stunning period premises - Suites 1 & 8 Currently available.

Brightmet Fold House was constructed in 1929 as offices for the adjacent Red Bridge Mill.

Brightmet Fold House is located mid-way between Bury and Bolton town centre. Approximately 2.5 miles to the west with access to the motorway network within 2 miles (via A666, St. Peter's Way).

The property also has easy access from Bradshaw and Ainsworth.

There is a free on site car parking.

All tenants have use of a communal kitchen and WC facilities.

There is a free on site car parking. electricity is metered separately.

The suites are furnished.

There is free on site car parking.

Suite 1 Ground Floor. Open Plan of 191 sq ft (18 sq m) ideal for 2 / 3 staff

Suit 8 First floor ( Top floor) is a open plan ex board room. The office is of 407 sq ft (37 sq m) ideal for 4/5 staff

Bolton town centre is approximately 2.5 miles to the west with access to the motorway network within 2 miles (via A666, St. Peter's Way).

<b>Rent</b>	£3,600 per annum
<b>Est. S/C</b>	£0 per annum
<b>Rates detail</b>	Business rates are payable directly to Bolton MBC, however, some suites may be eligible for small business rates relief.
<b>Building type</b>	Office
<b>Size</b>	407 Sq ft
<b>VAT charges</b>	We understand that the premises is not elected for VAT.

Marketed by: Pearson Ferrier

For more information please visit:

<http://example.org/m/29741-brightmet-fold-house-brightmet-fold-lane>



Individual Offices within Period Premises

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Free Parking

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Ready to move in

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Must be viewed.

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The suites are furnished.

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There is free on site car parking.

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Data provided by Google

## Units & availability

Unit	Floor	Size sq ft	Rent pa	Service charge pa	Notes	Status
Suite 1	Ground Floor	191 GIA	£1,800.00	£0.00	Open plan	Available
Suite 2	Ground Floor	196	£1,800.00			Let
Suite 3	Ground Floor	185	£1,800.00			Let
Suite 8	First Floor	407 GIA	£3,600.00	£0.00	Open plan. Top floor	Available

<b>Airports</b>	Manchester 16.5m, Liverpool 25.9m
<b>National rail</b>	Hall i' th' Wood 1.7m, Bolton 2.0m, Moses Gate 2.1m
<b>Estimated rates</b>	Business rates are payable directly to Bolton MBC, however, some suites may be eligible for small business rates relief.
<b>Estimated service charge</b>	£0.00 per annum
<b>Legal costs</b>	Each party to be responsible for their own professional costs.
<b>VAT</b>	We understand that the premises is not elected for VAT.
<b>Planning class</b>	B1
<b>Secondary planning class</b>	B1

Notes:

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Quote reference: RENT-29741

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