



**PROMINENT HIGH QUALITY OFFICE BUILDING
FROM 23.96 SQ M (258 SQ FT) TO 243.87 SQ M (2,625 SQ FT)**

TO LET

**ST GEORGES HOUSE
ST GEORGES SQUARE
BOLTON
BL1 2EN**

- **Prominent office building**
- **Attractive five storey period property**
- **Sympathetically restored and refurbished offices**
- **Onsite café/bistro**
- **Manned reception facilities**
- **Car parking included within rent (2 spaces per 1,000 sq ft)**

LOCATION

Bolton is one of the principal towns forming the Greater Manchester conurbation and is strategically located 14 miles north of Manchester city centre, 13 miles south of Blackburn and 7 miles west of Bury.

The town benefits from excellent transport links with both the M61 and M60 within a short distance from the town centre providing direct links to Manchester, Preston and Liverpool. London Euston can be accessed by rail in approximately 2hrs 50 minutes, whilst Manchester International Airport is readily accessible in 20 minutes drive.

Local Amenities

- Holiday Inn
- Market Place Shopping Centre
- The Light Cinema
- Bolton Gate Retail Park
- Crompton Place Shopping Centre
- Bolton Town Hall
- Bolton Market
- Transport Interchange
- Bolton Shopping Park

DESCRIPTION

The five storey property comprises an attractive, traditionally constructed period Town Centre office building, with a mixture of cellular and open plan accommodation over all floors.

The ground floor has been tastefully and sympathetically refurbished to provide exceptional office accommodation and meeting rooms, in addition to modern ground floor Bistro & Art Gallery.

The building provides spacious office accommodation, with generous facilities, in addition to attractive and imposing common areas, benefitting from the many retained and unearthened traditional features. The offices benefit from full length glazing, electrical heating and a passenger lift, accessing all floors.

There are a number of car parks nearby offering competitive annual contracts.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Suite 1 (Ground floor)	23.96 sq m	(258 sq ft)
Suite 2 (Second floor)	92.90 sq m	(1,000 sq ft)
Suite 1 (Third floor)	243.87 sq m	(2,625 sq ft)

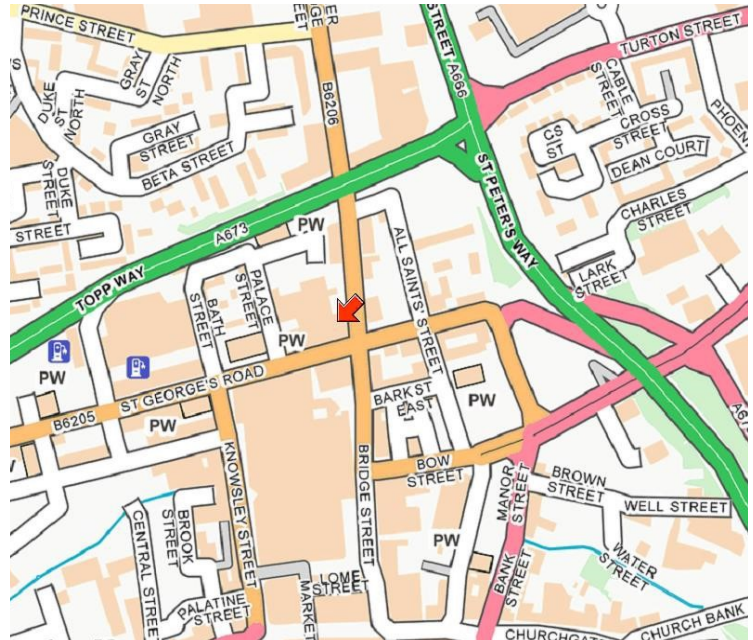
* Note Suite 1 (Third floor) may split to suit smaller requirements

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

SERVICE CHARGE

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. Further information on request.



LEASE TERMS & RENTAL

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Suite 1 (Ground floor)	£6,500 per annum (inclusive)
Suite 2 (Second floor)	£8,500 per annum (exclusive)
Suite 1 (Third floor)	£22,750 per annum (exclusive)

- * Suite 2 includes 2 x car parking spaces
- * Suite 3 includes 5 x car parking spaces

* Note Suite 1 on the ground floor is an inclusive rent (heating, lighting, cleaning of common areas etc)

VAT

VAT is applicable at the prevailing rate.

RATES

Suite 1 (Ground floor)	£2,100 (Rateable Value)
Suite 2 (Second floor)	£7,500 (Rateable Value)
Suite 1 (Third floor)	£20,000 (Rateable Value)

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.
 Contact: Daniel Westwell or Andrew Kerr
 Telephone: 01204 522 275
 Email: dwestwell@lambandswift.com or akerr@lambandswift.com
 Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial 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 the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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