



## Offices To Let

**Building 4, St Georges Square, Bolton BL1 2HB**

**250.18m<sup>2</sup> (2,693ft<sup>2</sup>)**

- 3 storey office accommodation
- Excellent transport links and close to Bolton Town Centre
- Extremely secure grounds and parking
- Flexible office units which can be adapted to tenant's needs.

## Accommodation

St Georges Square provides three storey self-contained office premises with parking directly in front of each building situated on a secure site.

The individual office units have been designed to give tenants both flexibility and comfort. The office suites are due to be refurbished to a high quality standard and benefit from carpeting throughout the offices and common parts, as well as having superbly appointed ceramic tiled kitchen and toilets.

The buildings are also extremely secure due to the security entry phone system and the card key operated vehicle entry barrier. Furthermore, the grounds have been finished to a high standard and are regularly maintained.

## Location

The subject premises are located in the northern edge of Bolton town centre, located off St George Street via All Saints Street. The premises is located in the Northern quarter of Bolton town centre and form part of the St. George's Conservation Area, an area of special architectural and historic interest following the route of St. George's Road and St. George's Street.

It has a mix of occupiers in close proximity and these range from office, leisure and residential users. The property is well connected with easy access to the A666, St. Peter's Way which ultimately connects to the regional motorway network. The property also benefits from plenty of surface car parking in close proximity.



## Accommodation

The property has been measured in accordance with RICS code of practice on a Net Internal Area Basis (NIA) AT 2,711 ft<sup>2</sup> (251.87m<sup>2</sup>)

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	65.85	709
First Floor	92.17	992
Second Floor	92.17	992
<b>TOTAL</b>	<b>250.20</b>	<b>2,693</b>

## Lease Terms

Rental available at £10 per ft<sup>2</sup> exclusive of all other outgoings. On a new full repairing and insuring lease for a term to be agreed. Please note there will also be a service charge applicable the amount is to be confirmed.

## Planning Use

B1 office use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £19,750  
 Business rates payable 2013/14 : £9,302.25

## Viewing

Strictly through Miller Metcalfe Commercial  
 Mr. John Fletcher  
 01204 525252  
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