



Offices To Let

Building 4, St Georges Square, Bolton BL1 2HB

250.18m² (2,693ft²)

- 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 standardand 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 ft² (251.87m²)

Floor	m^2	ft ²
Ground	65.85	709
Floor		
First Floor	92.17	992
Second	92.17	992
Floor		
TOTAL	250.20	2,693

Lease Terms

Rental available at £10 per ft² 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 john.j.fletcher@millermetcalfe.co.uk

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