

# KNOWSLEY HOUSE

📍 **Knowsley Street**, Bolton Town Centre

HIGH QUALITY OFFICE SPACE

**Flexible Suites from** 532 sq ft to 11,398 sq ft  
(49.5 sq m to 1,059 sq m)



## Description

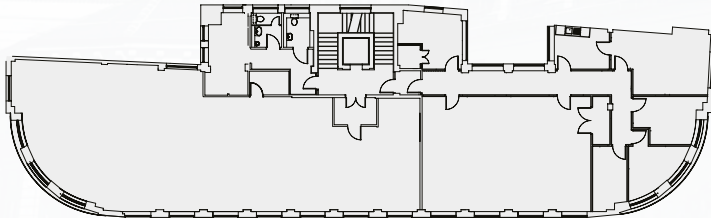
Knowsley House is a five storey mixed use building with high quality office space provided within a number of refurbished suites on the upper floors. An attractive building with ornate external facades and modern functional office space with lots of natural light through large windows. The large and bright atrium accessed directly off Knowsley Street gives a great sense of arrival, and with lift access to all floors, 24 hour security whilst being fully managed with an on site building manager the building is the perfect home for any business.

## Accommodation

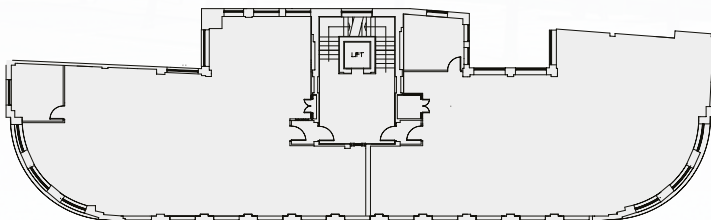
The building includes four floors of office accommodation above. The following suites are available;

First Floor Suite A	2,276 sq ft	211 sq m
Second Floor Suite A	2,250 sq ft	209 sq m
Second Floor Suite B	2,250 sq ft	209 sq m
Third floor	4,090 sq ft	380 sq m
Fourth floor	532 sq ft	50 sq m

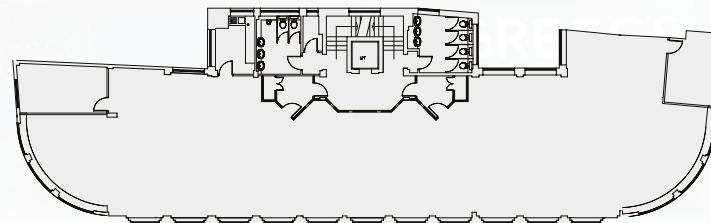
### First Floor



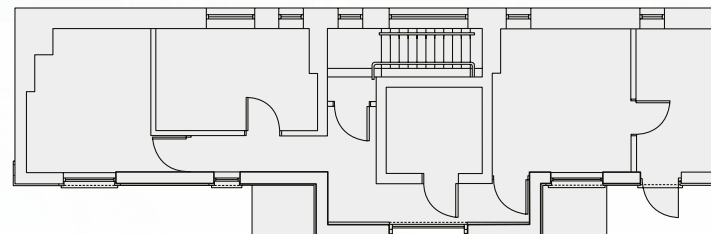
### Second Floor



### Third Floor



### Fourth Floor



## Specification

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- ✓ Large contemporary atrium with LED lighting
- ✓ Open plan flexible floor plates
- ✓ 8 person passenger lift
- ✓ Suspended ceilings incorporating LED lighting
- ✓ Perimeter trunking and floor boxes with wired power points
- ✓ Fully CAT 5 wired to installed internal patch panel
- ✓ Gas fired central heating
- ✓ Male, female and disabled WC facilities
- ✓ 24 hour Integrated CCTV security and fob access control
- ✓ External surface car parking
- ✓ Fully managed with on site building manager





## Location

Knowsley House is located in the heart of Bolton Town Centre fronting Knowsley Street and bounded by Corporation Street to the North and Deansgate to the South, adjacent to Bolton's premier shopping and leisure hub, The Market Place. A ten minute flat walk north through the town centre from Bolton Train Station and the new Bolton Bus Interchange whilst also being located on the arterial bus route Knowsley House is perfectly positioned for ease of access. Positioned only 14 miles to the north west of Manchester.

Benefitting from good motorway links with the M61 3 miles to the west, the M60 5 miles to the south accessed via the A666, along with direct trains to and from Manchester City Centre every 10 minutes.

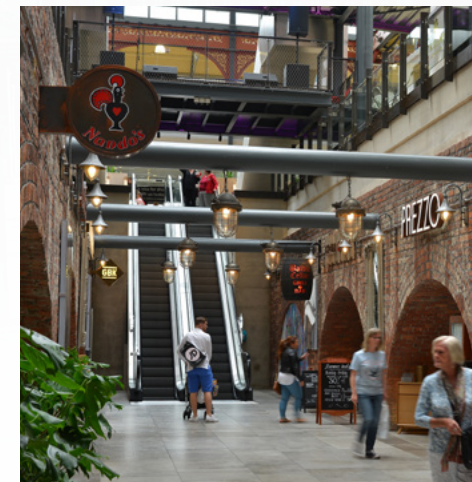
## Table of travel distances

<b>Manchester</b>	<b>14 miles</b>
<b>Manchester airport</b>	<b>21 miles</b>
<b>Liverpool</b>	<b>36 miles</b>
<b>Liverpool airport</b>	<b>35 miles</b>
<b>Birmingham</b>	<b>97 miles</b>
<b>London</b>	<b>211 miles</b>

## Amenities

Knowsley House is adjacent to the Market Place including a 9 screen cinema, mini golf, a variety of shops including Zara, H&M, Ernest Jones, Boots, Costa Coffee, whilst restaurants and bars including Prezzo, Nando's & Great Ale reside in the award winning Vaults. David Lloyd Racquets and Fitness Centre and Queens Park are a short walk. For theatre lovers, the Octagon has recently undergone a £10million rejuvenation and Bolton Museum is not to be missed.

**10 minute walk**  
FROM THE BUS INTERCHANGE  
AND TRAIN STATION



## Overview

Bolton Town Centre is currently benefiting from £1.5billion of investment from the public and private sector encompassed within the town's development masterplan. The town is evolving and positioning itself as the perfect environment for business and enterprise to flourish over the long term. Located only 14 miles to the north west of Manchester City Centre, and benefiting from direct train links every 10 minutes, a thorough bus network and two motorways within a 5 mile radius, Bolton is superbly connected for any business requirement.

## Development key

- 1 Bolton Victoria Square
- 2 Croal Valley
- 3 Cheadle Square
- 4 Church Wharf
- 5 Trinity Quarter
- 6 Le Mans Hotel
- 7 Forshaw Developments





## Management Team

The building benefits from a pro active and focused management team with an on site building manager. CBRE are retained as managing agents.

## Terms

Available by way of an internally repairing lease for a term of years to be agreed at a rent of £7.50 per sq ft exclusive of all other outgoings. A service charge is levied upon the space for the upkeep and maintenance of the building and common areas.

**Viewing** STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS

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