



## To Let - 2nd Floor Accommodation

**\*suitable for a variety of uses S.T.P.P\***

**Crompton Health Centre, 501 Crompton Way, Bolton, BL1 8UP**

**3,751 ft<sup>2</sup> (348.47 m<sup>2</sup>)**

- Shell condition which provides blank canvas
- Landlord willing to undertake and manage fit out works subject to agreement of suitable terms
- Well located within prominent building
- Good transport links
- Car parking facilities
- Suitable for a variety of uses subject to planning permission
- Lift access

## Description

Situated on the 2nd floor in Crompton Health Centre which is occupied in the main by NHS Property Services Ltd and two GP practices. The available accommodation provides space in shell and core condition, ready for a complete fit out for either an office or medical user, individual tenants requirements can be incorporated subject to terms agreed and the landlord is willing to undertake and manage the fit out works subject to suitable terms being agreed.

The office is accessed through the medical centre via a lift, it also has external WCs which can be accessed from the office. There is a separate entrance that could be utilised off the car park with its own lift access subject to terms agreed.

## Location

Situated within the recently developed Crompton Health Centre. The property is located in a prominent position fronting Crompton Way (A58) close to its junction with Bradshaw Brow and Tonge Moor Road.

The property is adjacent to Hall i' th' Wood station and park and ride facility with a direct connection into Manchester City Centre. Bolton town centre is approximately one mile to the South of the subject property. The property provides good access to the local and regional road network.

## Accommodation

The subject property has been measured in accordance with RICS Property Measurement 1st Edition on an IPMS 3 Basis and provides 3,751 ft<sup>2</sup> / 348.47 m<sup>2</sup>

## Tenure

Effective full repairing and insuring terms. Note a service charge is applicable with further details available on request.

## Rent

Details on request

## Planning Use

D1 Non- Residential Institutions

Suitable for a variety of uses subject to planning permission.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

To be assessed on occupation

## Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial  
Ms Felicity Middleton  
01204 525252  
[felicity.middleton@millermetcalfeco.uk](mailto:felicity.middleton@millermetcalfeco.uk)

