ST GEORGES ROAD, BOLTON

TO LET

Historic Refurbished Office Building
From 93 Sq M (1,000 Sq Ft) to 260 Sq M (2,800 Sq Ft)

- **Open plan office accommodation - May split to suit requirements from approx 1,000 sq ft**
- **Disabled Access**
- **Period Edwardian Landmark town centre building**
- **Carefully restored office accommodation**
- **Former NHS Prescription Pricing Authority premises**
- **High quality offices with Bistro & Art Gallery at ground floor**
- **Various sized suites available from £9.50 psf exclusive**

St Georges House, 2 St Georges Road, Bolton, BL1 2EN

Lamb & Swift

Commercial

LOCATION

St Georges House occupies a prominent corner position at the junction of Bridge Street and St Georges Road in Bolton Town Centre. St Georges Road is occupied by a mix of business operations, such as financial and professional services; medical consultation and general offices.

The building is located within walking distance of the Town Centre amenities and the A666 is located approximately 0.4 miles to the west of the property, which provides direct links to the M60 motorway network.

The Market Place, Top Way and All Saints Street public car parks are all located within walking distance of the building, together with all the Town Centre facilities.

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, benefiting from the many retained and unearthed traditional features. The offices benefit from full length glazing, electrical heating and the building will benefit from a fully glazed passenger lift, accessing all floors.

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

ACCOMMODATION

The following accommodation is available and has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

	SQ M	SQ FT
1st Floor	260.00	2,800

* The Floor may be sub-divided to suit requirements from approximately 1,000 sq ft.

LEASE TERMS & RENTAL

Suites available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

The asking rental is from £9.50 per sq ft.

EPC

An EPC can be made available on request.

SERVICES

We understand that all services are available to the suites, including the full broadband capacity, however, none of these have been tested.

SERVICE CHARGE

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. The cost is estimated at £3.25 per sq ft.

VAT

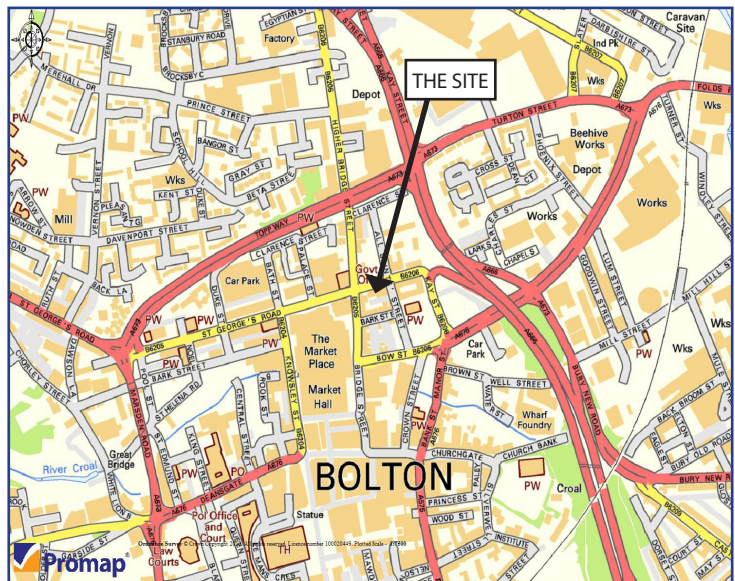Rents, where quoted, are exclusive of, but **WILL** be liable to VAT.

VIEWING

Strictly by appointment with sole agents,
LAMB & SWIFT COMMERCIAL.
Contact: Daniel Westwell, Andy Kerr
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All details are Subject to Contract

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