



## **MODERN OFFICE SPACE 1,231 SQ M (13,250 SQ FT)**

### **TO LET**

**ORLANDO BRIDGE  
THYNNE STREET  
BOLTON  
BL3 6AX**

- ◆ **Bolton Train Station within walking distance**
- ◆ **Town centre location**
- ◆ **Passenger lift**
- ◆ **Recently refurbished**
- ◆ **Open plan floor plate**
- ◆ **On-site car parking**





## LOCATION

Orlando Bridge is located in the centre of Bolton, within a 10 minute walk of the town centre and in close proximity to the main train station which provides direct and regular services to Manchester, Blackburn and Preston. The local road network links the property to Trinity Street, the A666 and ultimately the regional motorway network of the M61, M60, M62 and M66. There is a wealth of amenity for employees and visitors in the immediate area including a Sainsburys supermarket, Boots, Aldi and Morrisons, in addition to further high street stores within the main shopping area.

## DESCRIPTION

The recently refurbished, open plan floorplates provide businesses with the flexibility to tailor the space to suit their operational requirements with ease, making Orlando Bridge the ideal base for businesses looking to expand or relocate their NW operations.

## SPECIFICATION

- Suspended ceilings
- Perimeter trunking
- Male & Female toilets to each floor
- Passenger lift
- Heavy goods lift
- On-site car parking
- Recently refurbished

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

First floor 1,231 sq m (13,250 sq ft)

## LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

## RENTAL

£8,833 per calendar month.

## SERVICE CHARGE

A service charge of £4.35 per sq ft will be payable, excluding utilities and insurance.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## RATES

Rateable Value: £73,500 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £.

## SERVICES

The mains services connected to the building include gas, water, electricity supply and mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

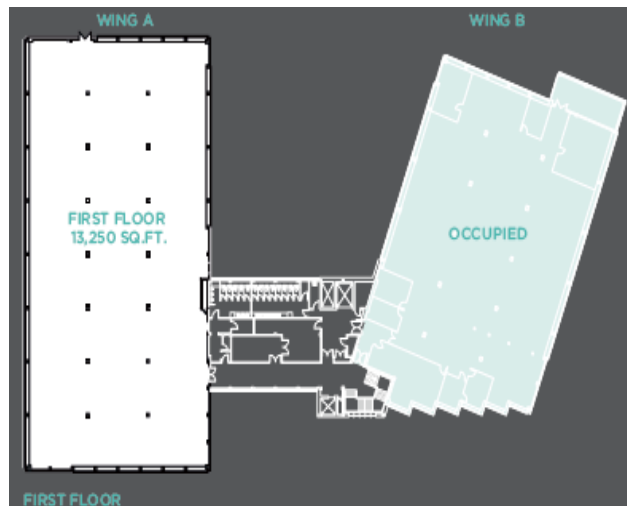
An EPC has been commissioned and a full copy of the Report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.  
 Contact: Felicity Middleton or Daniel Westwell  
 Telephone: 01204 522 275  
 Email: fmiddleton@lambandswift.com or dwestwell@lambandswift.com  
 Website: www.lambandswift.com



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