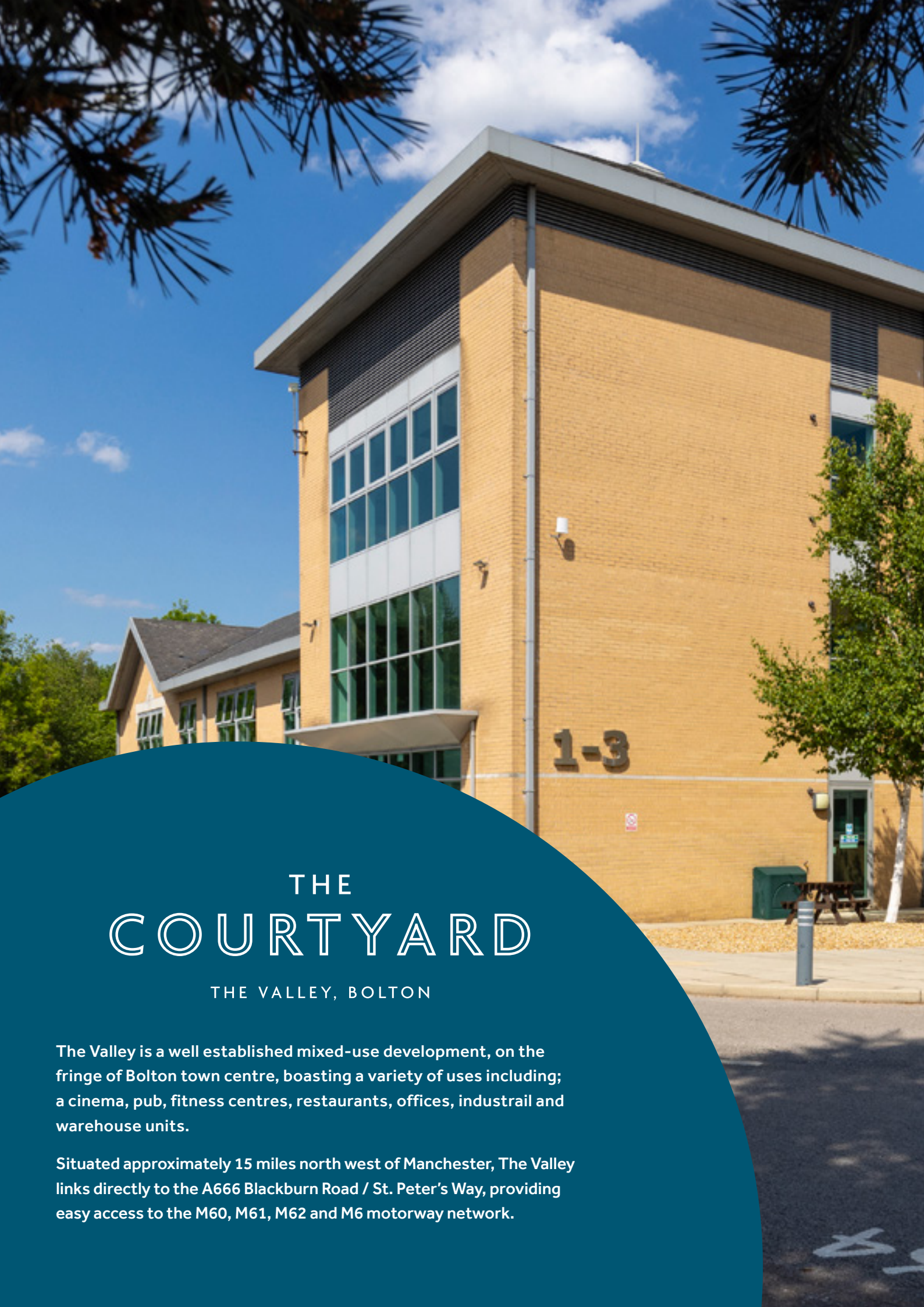




THE COURTYARD

THE VALLEY, BOLTON

CALVIN STREET, BOLTON, BL1 8PB



THE COURTYARD

THE VALLEY, BOLTON

The Valley is a well established mixed-use development, on the fringe of Bolton town centre, boasting a variety of uses including; a cinema, pub, fitness centres, restaurants, offices, industrial and warehouse units.

Situated approximately 15 miles north west of Manchester, The Valley links directly to the A666 Blackburn Road / St. Peter's Way, providing easy access to the M60, M61, M62 and M6 motorway network.

LOCAL OCCUPIERS



Mercedes-Benz



Nando's

Family Bakers
Warburton's





First Floor

Suite	SQ FT (SQ M)	Availability
Suite 27	704 (65 SQ M)	LET
Suite 28	592 (55 SQ M)	LET
Suite 29	737 (68 SQ M)	LET
Suite 30	698 (65 SQ M)	TO LET
Suite 31/32	459 (43 SQ M)	LET
Suite 33	493 (46 SQ M)	LET
West wing	5,760 (535 SQ M)	LET

Ground Floor

Suite	SQ FT (SQ M)	Availability
Suite 1	283 (26 SQ M)	LET
Suite 2	443 (41 SQ M)	LET
Suite 3	150 (14 SQ M)	LET
Suite 4	340 (32 SQ M)	LET
Suite 5	222 (21 SQ M)	LET
Suite 6	219 (20 SQ M)	LET
Suite 7	229 (21 SQ M)	LET
Suite 8	222 (21 SQ M)	LET
Suite 9/10	475 (44 SQ M)	LET
Suite 11	292 (27 SQ M)	LET
Suite 12	273 (25 SQ M)	LET
Suite 13	292 (27 SQ M)	LET
Suite 14	231 (21 SQ M)	LET

Suite	SQ FT (SQ M)	Availability
Suite 15	233 (22 SQ M)	LET
Suite 16	224 (21 SQ M)	LET
Suite 17	226 (21 SQ M)	LET
Suite 18	230 (21 SQ M)	LET
Suite 19/20	464 (43 SQ M)	LET
Suite 21	364 (34 SQ M)	LET
Suite 22	221 (21 SQ M)	LET
Suite 23	229 (21 SQ M)	LET
Suite 24	459 (43 SQ M)	LET
Suite 25	300 (28 SQ M)	LET
Suite 26	160 (15 SQ M)	LET
Suite A	1,392 (129 SQ M)	TO LET

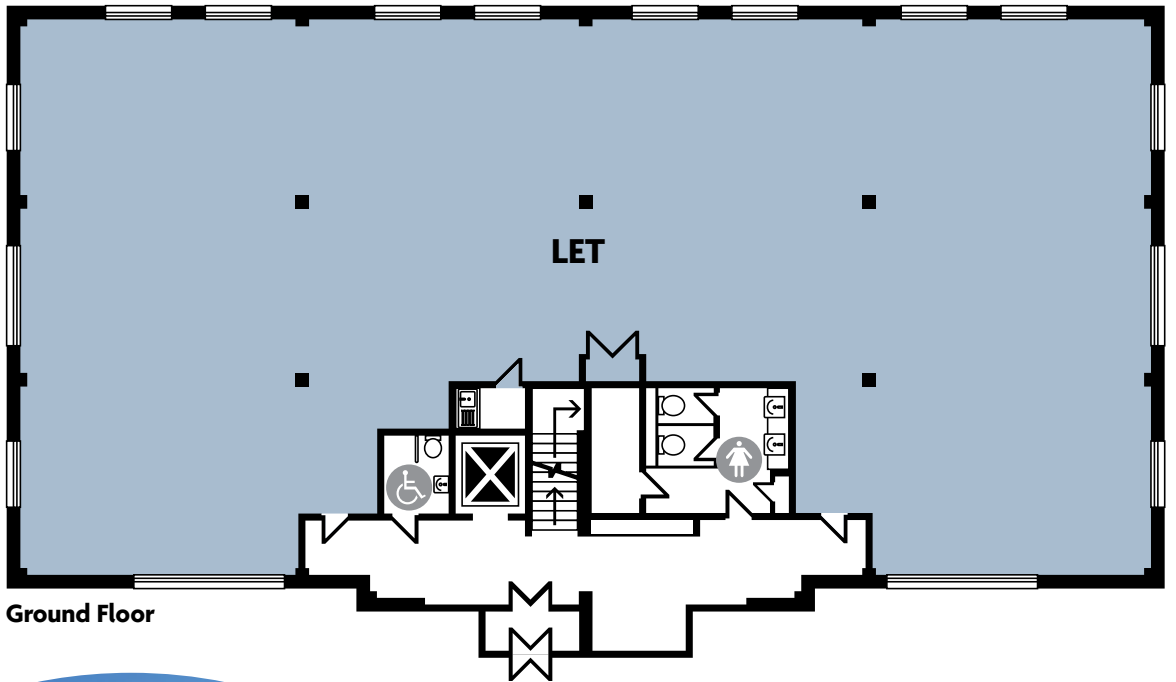
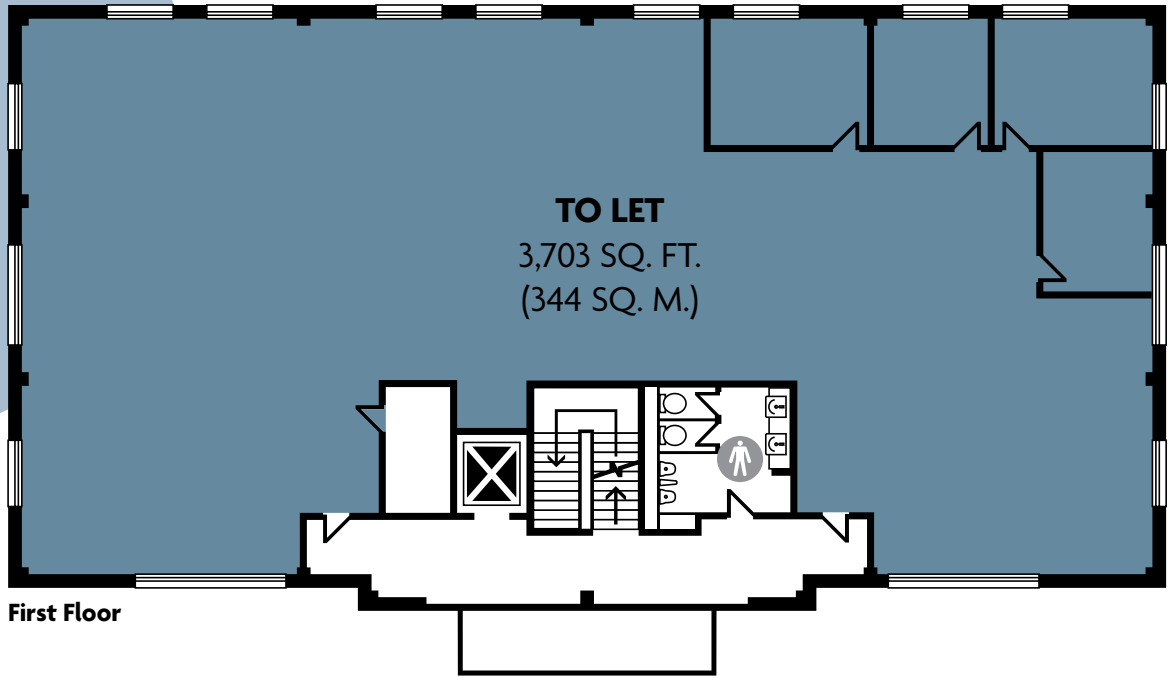
First Floor



Ground Floor



4

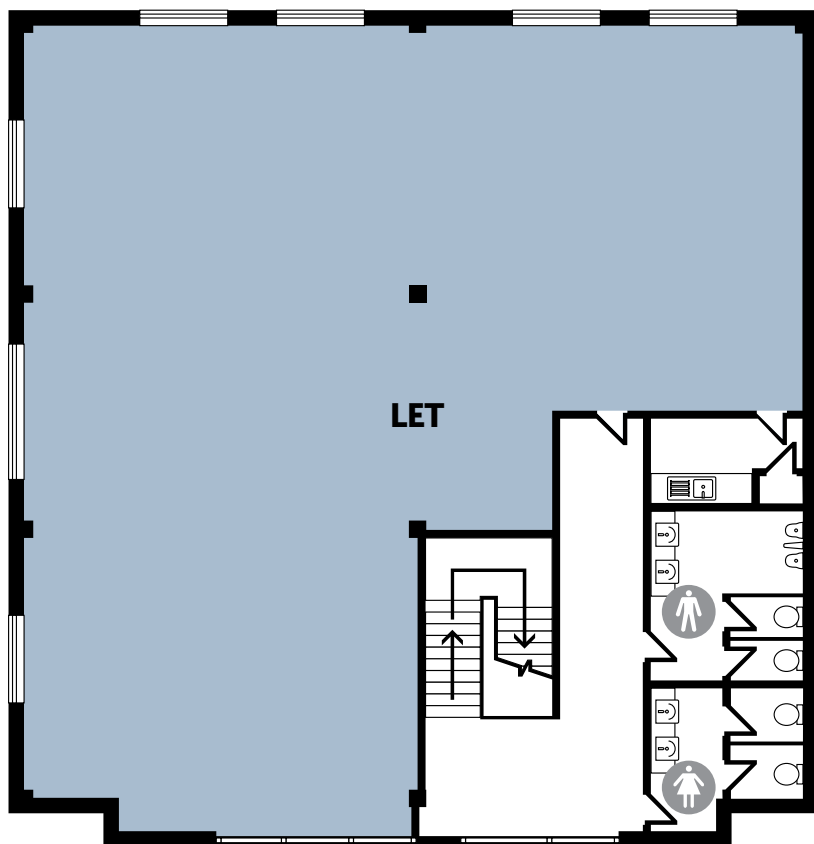


Floor	SQ FT (SQ M)	Availability
First	3,703 (344 SQ M)	TO LET
Ground	3,677 (342 SQ M)	LET

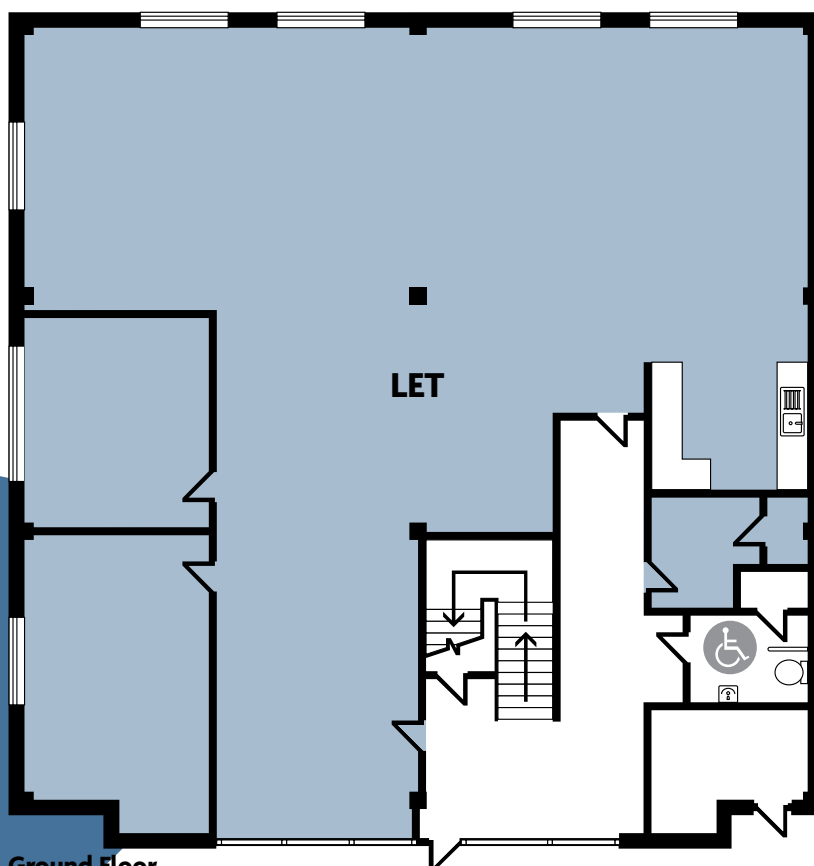
5

Floor SQ FT (SQ M) Availability

First	1,718 (160 SQ M)	LET
Ground	1,780 (165 SQ M)	LET



First Floor



Ground Floor



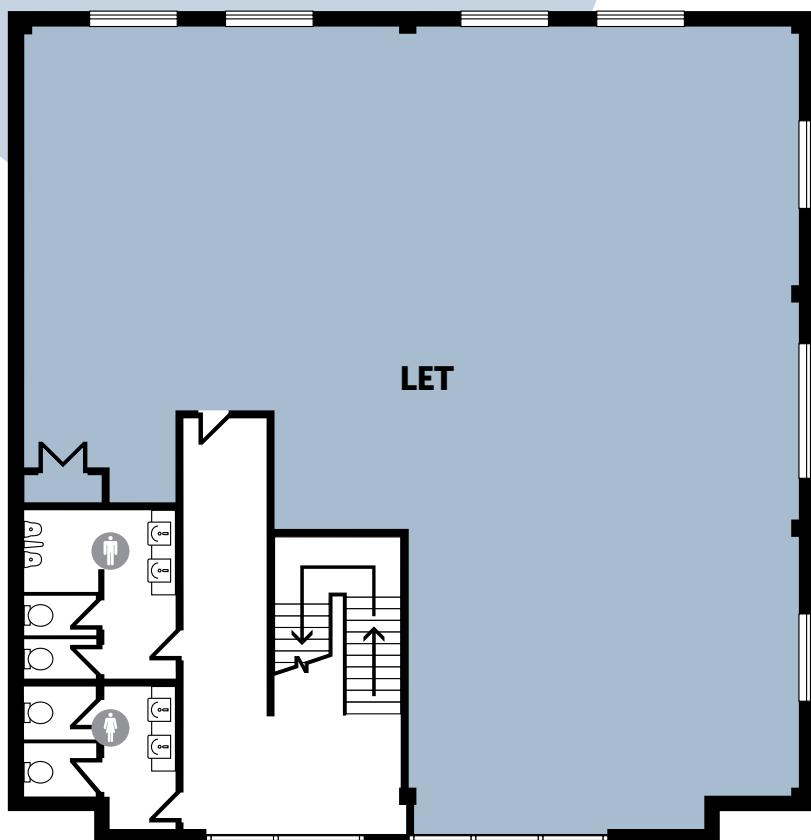
6



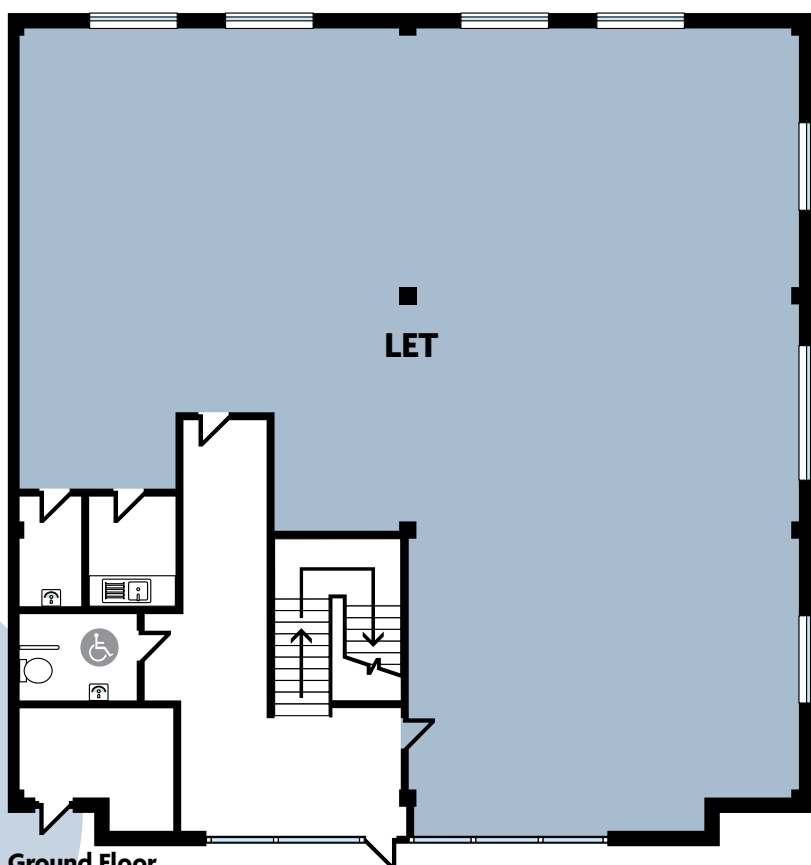
Floor	SQ FT (SQ M)	Availability
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First	1,735 (161 SQ M)	LET
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Ground	1,755 (163 SQ M)	LET
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First Floor



Ground Floor

FEATURES

Explore a versatile work environment prioritising flexibility and comfort. Discover small office suites designed for individuals or SME businesses, offering tailored workspace solutions, while our expansive office spaces cater to larger or growing enterprises. Enjoy the added benefits of enhanced security through CCTV site monitoring and round-the-clock access. Crafted to meet the specific needs of diverse businesses and individuals, this workspace provides a welcoming and accommodating environment. Elevate your work experience in a space designed to adapt and cater to your unique requirements.



SPECIFICATIONS:



Modular Recessed
Lighting



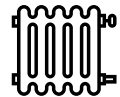
Double Glazed
Windows



Fully Accessible
Raised Floor



Shared Kitchen
Facilities



Gas Fired
Central Heating



24/7 Access



12 Month License



Parking

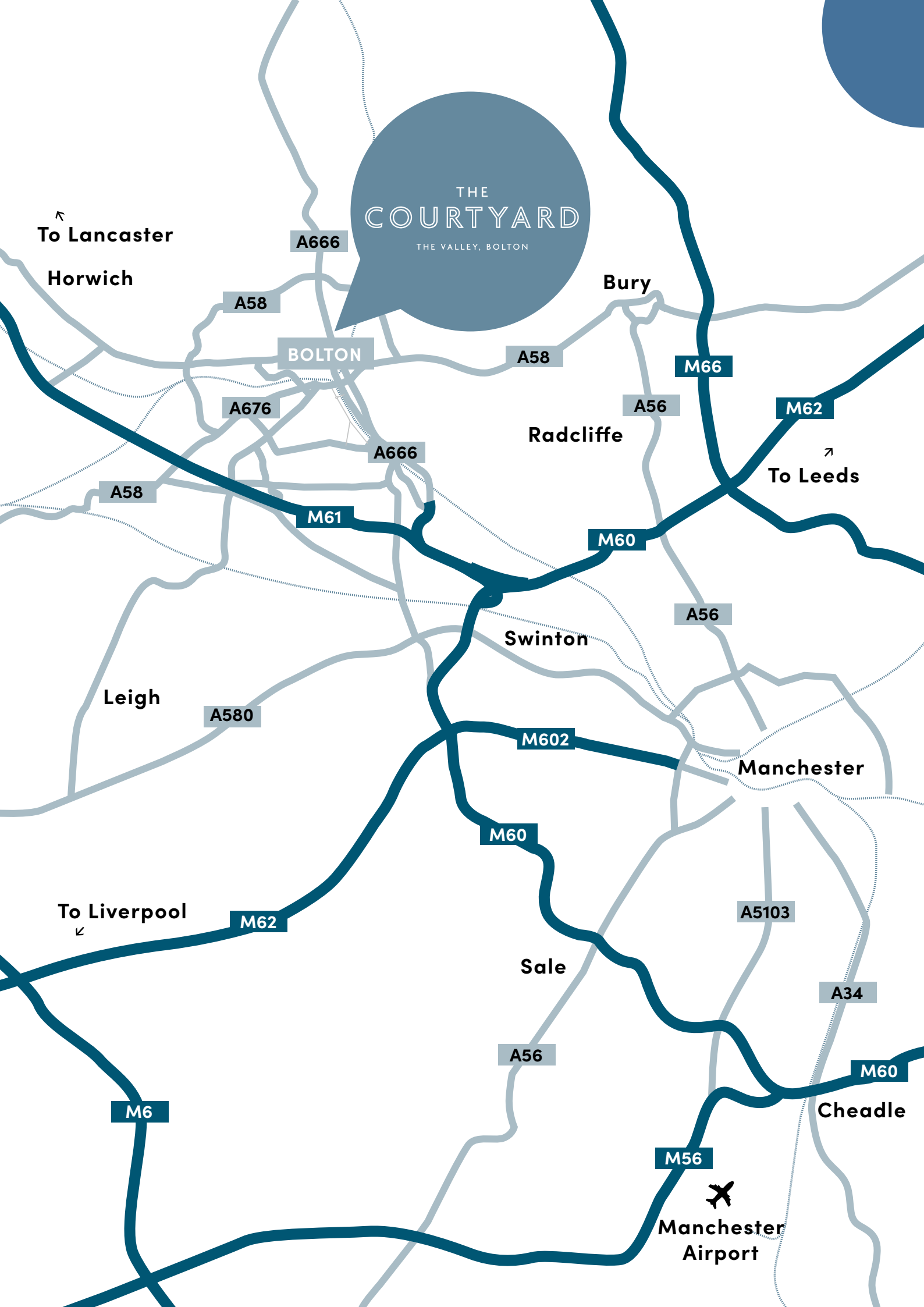


Lift



Recently Refurbished





THE
COURTYARD
THE VALLEY, BOLTON

A666

BOLTON

A58

A676

A666

A58

M61

A58

Bury

M66

A56

M62

Radcliffe

To Leeds

M60

A56

Swinton

Leigh

A580

M602

Manchester

M60

To Liverpool

M62

A5103

Sale

A56

A34

M6

M60

Cheadle

M56



Manchester
Airport

TRAVEL & COMMUTING

The Courtyard in Bolton is situated in the heart of the North West of England, offering excellent opportunities for a variety of businesses. Just north of Bolton and approximately 16 miles from the vibrant Manchester City Centre, this development boasts a strategic location.

The Courtyard benefits from convenient accessibility through public transport, with regular bus services connecting to nearby towns such as Bolton, Wigan, and Chorley. Just nearby is Bolton train station, providing direct rail services to and from Blackpool, Preston, Manchester City Centre, and Manchester Airport.

The surrounding road network is well-equipped with extensive infrastructure for cyclists and pedestrians, ensuring enhanced accessibility and convenience.



WALKING:

Bolton Gate Retail Park	10 mins
Aldi	10 mins
Holiday Inn	14 mins
Market Place Shopping Centre	15 mins
Bolton Train Station	25 mins
(Trains to Blackpool, Preston, Southport Manchester Airport and Manchester)	



DRIVE TIMES:

Manchester Airport	27 mins
Preston	30 mins
Manchester City Centre	33 mins
Liverpool Airport	45 mins
Liverpool	55 mins
Leeds	1 hour
Chester	1 hour



MOTORWAY DRIVE TIMES:

M61	15 min
A666	2 min
M60	13 mins
M62	15 mins
M6	24 mins

LOCAL AMENITIES

Nestled near Bolton's lively town centre, The Courtyard offers prime commercial office space with a wealth of nearby amenities. Positioned close to The Gym Group and Total Fitness, professionals can easily maintain a healthy work-life balance. Entertainment options include The Light Cinema and Cineworld, while shopping is a breeze with Bolton Gate Retail Park and The Marketplace Shopping Centre within reach. Diverse dining choices, from Nando's to Toby Carvery, and quick bites at KFC and McDonald's, cater to varied tastes.

The Courtyard provides a vibrant work environment, seamlessly integrating work and leisure in the heart of Bolton's dynamic town setting.

THE COURTYARD

THE VALLEY, BOLTON

Orbit
Developments

01204 673100
www.orbit-developments.co.uk

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars.

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