



Bolton Town Centre Office - To Let

Knowsley House,
4-6 Knowsley Street, Bolton, BL1 2AH

1st Floor Suite 2,276 sqft (211 sqm)

2nd Floor Suite A 2,250 sq ft (209 sq m)

2nd Floor Suite B 2,250 sq ft (209 sq m)

3rd Floor Suite 4,090 sq ft (380 sq m)

4th Floor penthouse 532 sq ft (50 sq m)

- Town centre location
- Refurbished and ready for immediate occupation
- In close proximity to the Market Hall Shopping Centre
- Majority open plan with benefit of separate offices and meeting rooms

Description

The premises provide office space comprising of a predominately open plan office with partitioned offices, meeting rooms, kitchen and break out rooms. The offices provide perimeter trunking throughout.

The suites benefit from new carpet, suspended ceilings, LED lighting, air conditioning, perimeter trunking and good natural light. The property also has an impressive entrance area, lift access and onsite security and management.

Externally there is surface level car parking available at an additional cost.

Location

The subject premises are located on Knowsley Street, near to the Market Place shopping centre. This is in close proximity to the inner ring road surrounding the town centre, which is well connected to the A666, and ultimately leads on to the regional motorway network. The property is also well serviced by a busy bus route, and is situated a 5 minute walk from Moor Lane bus station and approximately 10 minutes from Bolton train station

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA)

Lease Terms

£9 per sq ft

Suites available on internal repairing and insuring terms for a term to be agreed.

There is also a service charge in place and we understand the current budget for 2019 is running at £5.20 per sqft

Planning Use

B1 office use

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

(Space can be split down)

1st floor Suite A Rateable Value £22,750

2nd floor Suite A Rateable Value £20,900

2nd Floor Suite B Rateable Value £20,900

3rd floor Rateable Value £41,000 from April 2017

Viewing

Viewing by way of appointment through the joint agents:



Miller Metcalfe Commercial

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