



## To Let - Refurbished Period Offices

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

1,000 ft<sup>2</sup> – 4,734 ft<sup>2</sup>

\*VARIOUS SUITES AVAILABLE\*

- Period Edwardian town centre building
- Recently refurbished to a high specification
- Prominent position on St Georges Road
- Excellent transport links
- Flexible deals available

## Location

St George's House occupies a prominent corner position at the junction of Bridge Street and St George's Road in Bolton town centre. St George's 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 east 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 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 provides exceptional office accommodation and meeting rooms, in addition to a state of the art Bistro and Art Gallery.

The refurbished building will provide spacious office accommodation, with generous facilities, in addition to attractive and imposing common areas, benefiting from the retained traditional features. The offices benefit from full double glazing, gas & electric heating and the building will benefit from a fully glazed passenger lift, accessing all floors. The offices will also benefit from a generous free car parking provision.

## Available Suites:

Suites available from 500 ft<sup>2</sup> – 4,700 ft<sup>2</sup>



## Rent

Details available on request.

## 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 estimated at £3.50 per Sq Ft.

## Planning Use

B1 Offices

## EPC

A copy of the EPC is available on request.

## VAT

VAT will be charged at the prevailing rate

## Business Rates

Estimated £3.25 - £3.50. To be assessed on occupation.

## Viewing

By appointment through Miller Metcalfe Commercial or the Joint Agents Lamb and Swift.

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