



## Refurbished Period Offices To Let

**St Georges House, 2 St Georges Road, Bolton BL1 2EU**  
**2,205 M<sup>2</sup> (23,741 Ft<sup>2</sup>)**

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

## Description

This period town centre building is of brick construction housed under a pitched tiled roof. The property comprises a five-storey office building and is arranged over basement, ground and four floors. The property has plenty of character with a number of unique and original features. The refurbishment will provide a mixture of cellular and open plan offices across all floors, with the ground floor also consisting of an art gallery and bistro. The property also has the advantage of having a passenger lift, providing access to the upper floors.

## Location

A prominent position on the corner of Bridge Street and St George's Road in Bolton town centre. It is surrounded by a mix of uses including offices, hotel, bars and retail shops. It is in close proximity to the A666 (St Peter's Way), which ultimately links to the regional motorway network, and locally it has good connections to Chorley New Road, Chorley Old Road, Blackburn Road and Tonge Moor Road, which are all main arterial routes into the town centre, and link to Egerton, Middlebrook, Horwich and Bradshaw.

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice on a net internal area (NIA) basis:

|               |  |
|---------------|--|
| Ground Floor: | 331.2 m <sup>2</sup> (3,565 ft <sup>2</sup> )  |
| First Floor:  | 377 m <sup>2</sup> (4,067 ft <sup>2</sup> )    |
| Second Floor: | 430.5 m <sup>2</sup> (4,634 ft <sup>2</sup> )  |
| Third Floor:  | 401.16 m <sup>2</sup> (4,318 ft <sup>2</sup> ) |
| Fourth Floor: | 284.84 m <sup>2</sup> (3,066 ft <sup>2</sup> ) |

## Tenure

Leasehold.

## Rent

£9.50 per ft<sup>2</sup> per annum.

## Lease Terms

A new full repairing and insuring lease for a term of years to be agreed.

## 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

To be reassessed following refurbishment.

## Viewing

Strictly through Miller Metcalfe Commercial  
Mr. John Fletcher  
01204 525252  
[john.j.fletcher@millermetcalfe.co.uk](mailto:john.j.fletcher@millermetcalfe.co.uk)

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