

TO LET

MODERN OFFICE SPACE

FROM 875 SQ M (9,419 SQ FT)

TO 1297.30 SQ M (13,319 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



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

**From
£75,352
Per annum**

- Bolton Train Station within walking distance
- Town centre location
- Passenger lift
- Open plan floor plate
- On-site car parking
- Rent from £75,352 per annum



LOCATION

The 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 Sainsbury's supermarket, Boots, Aldi and Morrisons, in addition to further high street stores within the main shopping area.

DESCRIPTION

The 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

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT	PARKING SPACES
Ground Floor Wing A	1231.0	13,250	15
First Floor Wing A	1229.9	13,239	15
Second Floor Wing A	1297.3	13,319	15
Second Floor Wing B	875.0	9,419	10

A further 23 off site parking spaces can be offered with Wing A and a further 17 off site parking spaces can be offered with Wing B. These spaces are available at an additional rent of £500 per annum exclusive of rates, service charge and VAT.

LEASE TERMS & RENTAL

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. The rental is £8.00 per sq ft per annum exclusive of rates, service charge and VAT.

SERVICES

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

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.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

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.

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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nick Swift

Email: nswift@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



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