

BEAUTIFULLY DESIGNED FULLY SERVICED OFFICES FROM 7.59 SQ M (82 SQ FT) TO 34.24 SQ M (369 SQ FT)

Lamb & Swift Commercial Property

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ST PETERS HOUSE SILVERWELL STREET **BOLTON BL1 1PZ**

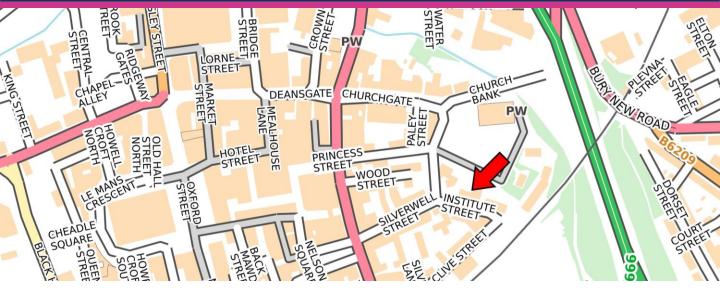
- Tailored office solutions including coworking and virtual office spaces
- Superb starter offices providing flexibility and cost certainty
- Professional bookable conference room
- **Stylish club lounge**
- Accommodation may suit alternative uses such as therapy suite, physio, studio etc.,.

From

£3,676.44 Per annum

- Strategically located building close to Bus & Train Interchange
- 20 minutes from central Manchester
- Rent inclusive of wifi, utilities, cleaning of common areas, reception cover
- **On-site car parking**

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LOCATION

The offices are located in St. Peter's House, central to Bolton Town Centre, and well positioned for key transport links. St Peter's House is close to many local amenities including restaurants, cafés, bars and shops. And only a 5 minute walk to Bolton Bus and Train Interchange, which connects direct to Manchester, Manchester Airport and beyond.

DESCRIPTION

Comprising a recently refurbished, beautifully designed and detached office building, situated in the heart of the professional district in Bolton Town Centre and benefits from being only a short walk from Bolton's new Bus and Train Interchange.

The accommodation itself presents a range of superb, modern and stylish serviced office units, together with co-working spaces and virtual office solutions.

St. Peters House provides a perfect opportunity for both new and growing businesses to acquire prestigious and professional workspace yet with flexibility and cost certainty, ideal in the current climate.

It is also worth noting that the accommodation is suitable for consulting/medical rooms, therapy or physio studio uses.

SPECIFICATION

- Flexible contracts from 6, 12 and 24 months
- Immediate occupation available via "Plug In & Play"
- Fully furnished accommodation
- Superb break-out and kitchen facilities
- Coffee & Tea making facilities
- Bookable conference room for up to 12 people
- High specification video conferencing
- Inclusive rental to provide cost certainty
- On-site car parking

SERVICES

All mains services are connected to the property and heating provided via Comfort Cooling System. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Rents are inclusive of all outgoings but subject to VAT at the prevailing rate.

6 months options available subject to terms.

DESCRIPTION	SQ M	SQ FT	RENTAL (PER ANNUM)
Ground Floor Suite 1	34.24	369	£15,756.00
Ground Floor Suite 2	19.28	208	£ 8,871.96
Ground Floor Suite 3	16.28	175	£ 7,885.71
Ground Floor Suite 7	7.59	82	£ 3,676.44
First Floor Suite 2	32.67	352	£15,824.69
First Floor Suite 4	23.87	257	£11,563.12
First Floor Suite 7	19.95	215	£ 9,666.45
Second Floor Suite 2	32.63	351	£15,805.32
Second Floor Suite 3	18.30	197	£ 8,864.15
Second Floor Suite 4	26.14	281	£12,661.69
Second Floor Suite 7	20.09	216	£ 9,731.19
Second Floor Suite 8	21.50	231	£10,414.17
Second Floor Suite 9	28.22	304	£13,669.20

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VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Included within the rental.

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.

VIEWING

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

Telephone: 01204 522275

Contact: Andrew Kerr or Nathan Broughton Email: <u>akerr@lambandswift.com</u> or <u>nbroughton@lambandswift.com</u>

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



welcome to St. Peters House





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Important votice Messes Lamb & Swift Commercial for thenselves 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 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 corretness of each of them, c] po person in the employment of Assess Lamb AS will Commercial to make or give any representations or warranty whatsoever in relation to this property.

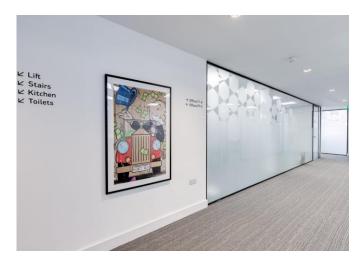
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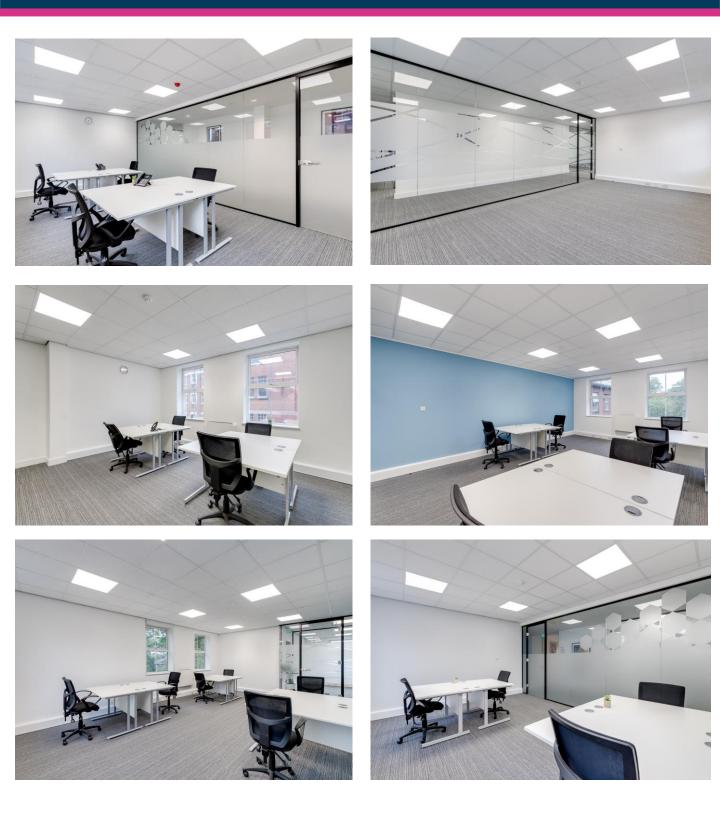






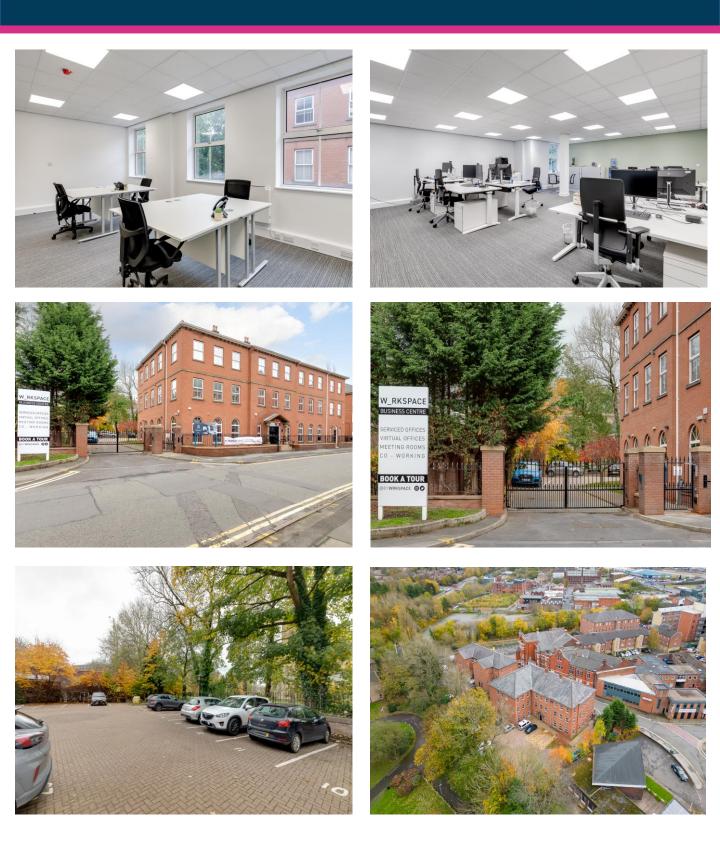
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