

TO LET

Lamb & Swift
Commercial Property

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

01204 522 275 | lambandswift.com



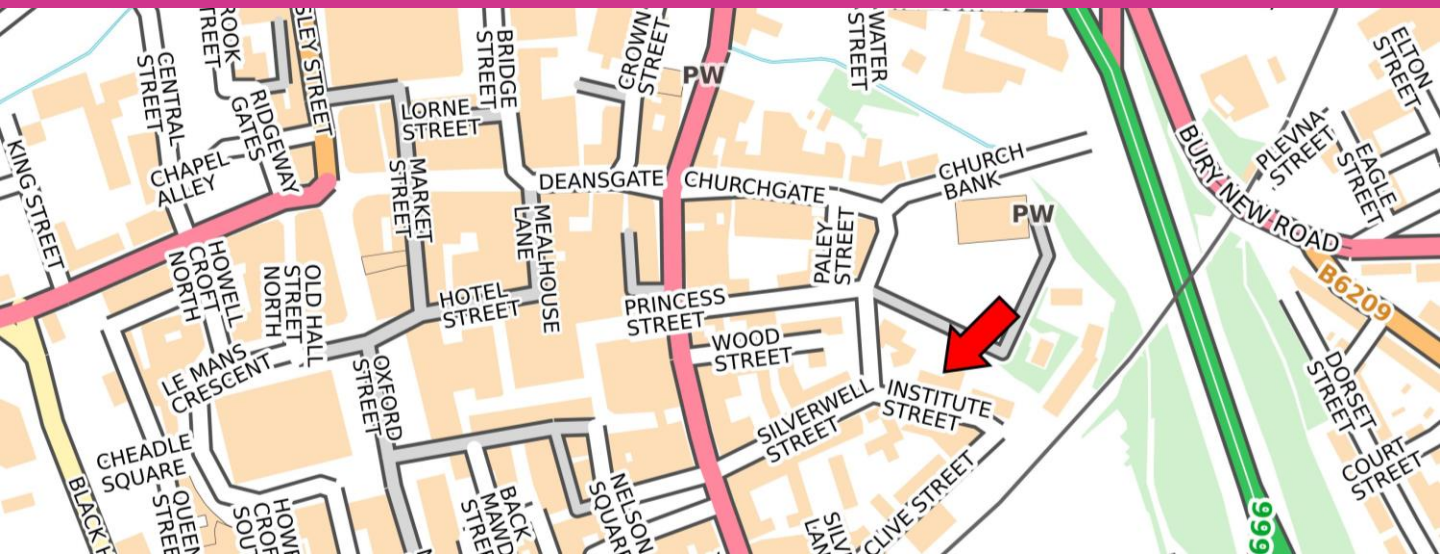
**ST PETERS HOUSE
SILVERWELL STREET
BOLTON
BL1 1PZ**

From

£3,676.44

Per annum

- Tailored office solutions including co-working 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.,.
- 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



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

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: akerr@lambandswift.com or nbroughton@lambandswift.com

Lamb & Swift Commercial
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welcome to
St. Peters House







