



To Let

8,525 sq ft (792 sq m)
– 74,389 sq ft (6,911 sq m)

Elizabeth House

21 Back Spring Gardens
Bolton BL1 1SJ

Elizabeth House

Located within the heart of Bolton Town Centre, fronting the busy Great Moor Street.



Description

The subject property comprises office accommodation over ground and four upper floors totalling approximately 75,000 sq ft.

The office space comprises a mix of open plan and cellular accommodation with a typical floorplate comprising three wings that can accommodate requirements from circa 8,500 sq ft.

The main access to the building is provided via Octagon Court with secondary access at Back Spring Gardens. The office accommodation is available in a refurbished condition with a specification that includes carpeted floors, perimeter trunking and suspended ceilings with LED Lighting. The accommodation is heated by way of a gas central heating system with wall mounted radiators.

There are 4 passenger lifts serving all floors of the building with both WC and kitchen facilities on each floor.

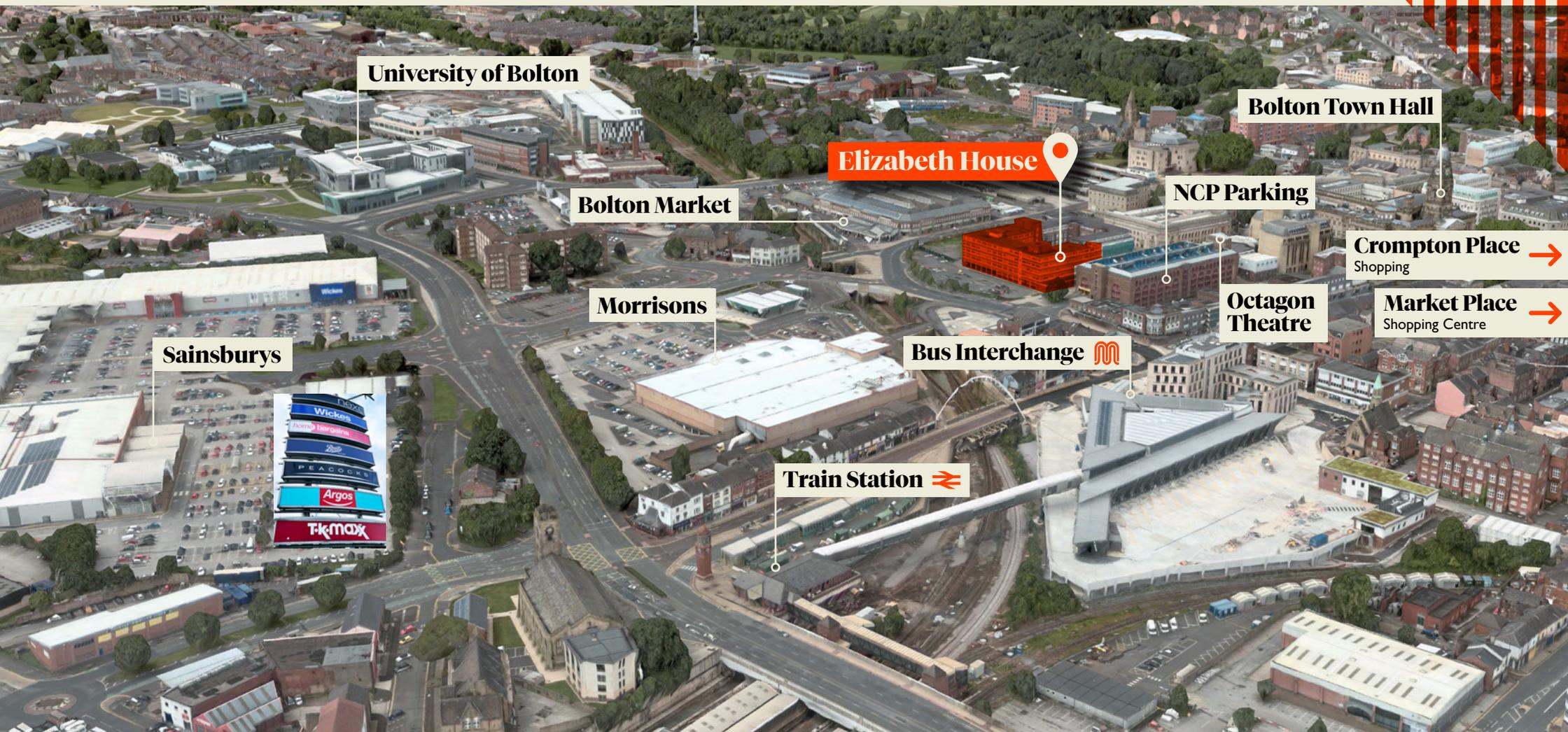
There are 50 car parking spaces available with the property in close proximity to the building.



Location

The subject property is located within the heart of Bolton Town Centre, fronting the busy Great Moor Street and within walking distance of the Interchange Bus & Train development and all amenities afforded by the town centre.

The property is prominently located fronting Great Moor Street, with access being provided off Octagon Court. The subject property benefits from excellent transport links, with the A666 St Peters Way, just a short distance away, which in turn provides access to the M61 motorway and in turn, the M60 Manchester Orbital Network.



University of Bolton

Elizabeth House

Bolton Town Hall

Bolton Market

NCP Parking

Crompton Place Shopping →

Morrisons

Octagon Theatre

Market Place Shopping Centre →

Sainsburys

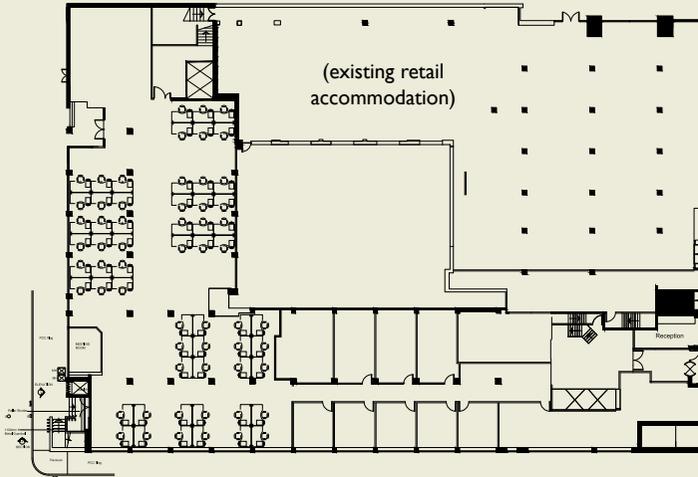
Bus Interchange 

Train Station 

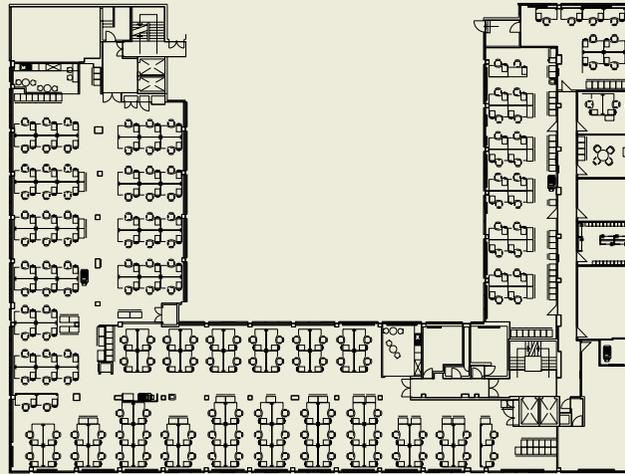


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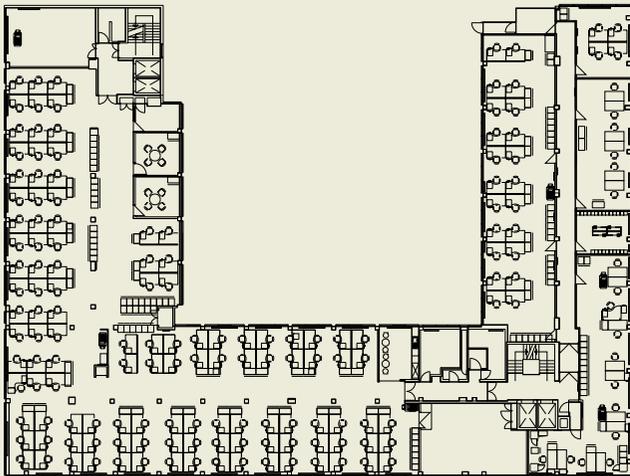
Ground Floor 18,034 sq ft (1,675 sq m)
(indicative layout)



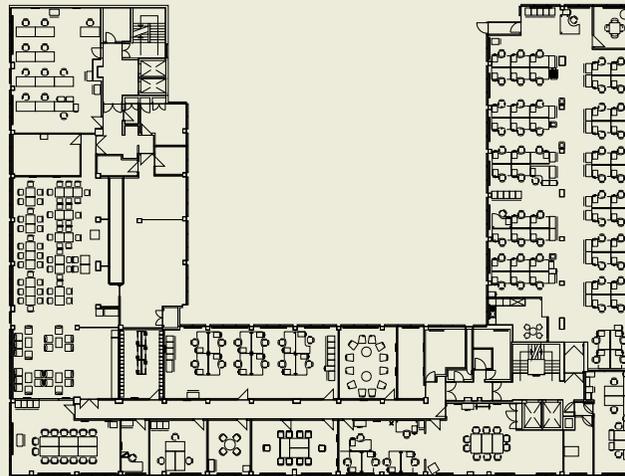
First Floor 12,766 sq ft (1,186 sq m)



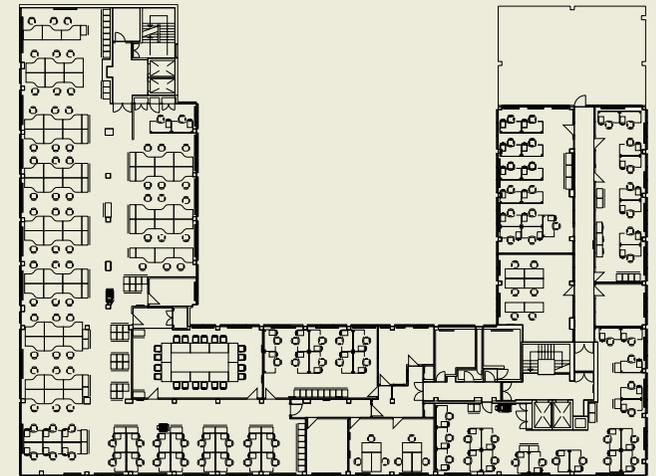
Second Floor 12,895 sq ft (1,198 sq m)



Third Floor 12,884 sq ft (1,197 sq m)



Fourth Floor 11,916 sq ft (1,107 sq m)



Total space

74,389 sq ft (6,911 sq m)



Bus Interchange 



Train Station 

Journey Times	Car	Train
Manchester City Centre	20 mins	25 mins
Manchester Airport	30 mins	40 mins
Preston	35 mins	30 mins
Liverpool	50 mins	1 hr 30 mins
Leeds	60 mins	1 hr 35 mins
Birmingham	2 hrs	2 hrs
London	3 hrs	2 hrs 40 mins

Sat Nav Postcode: BL1 1TP

Transport Links

Bolton is the largest town in the UK and is well located in terms of access to major cities within the northwest region and beyond, due to its excellent transport links.

The subject property is within close proximity of the A666 St Peters Way, which allows access to the M61 Motorway and in turn the M60 Manchester Orbital Network.

Bolton Interchange has been redeveloped in recent years and now provides for a transport hub including bus services throughout the town and beyond and train services to Manchester and Preston.

Manchester Airport is located approximately 20 miles south of the town.

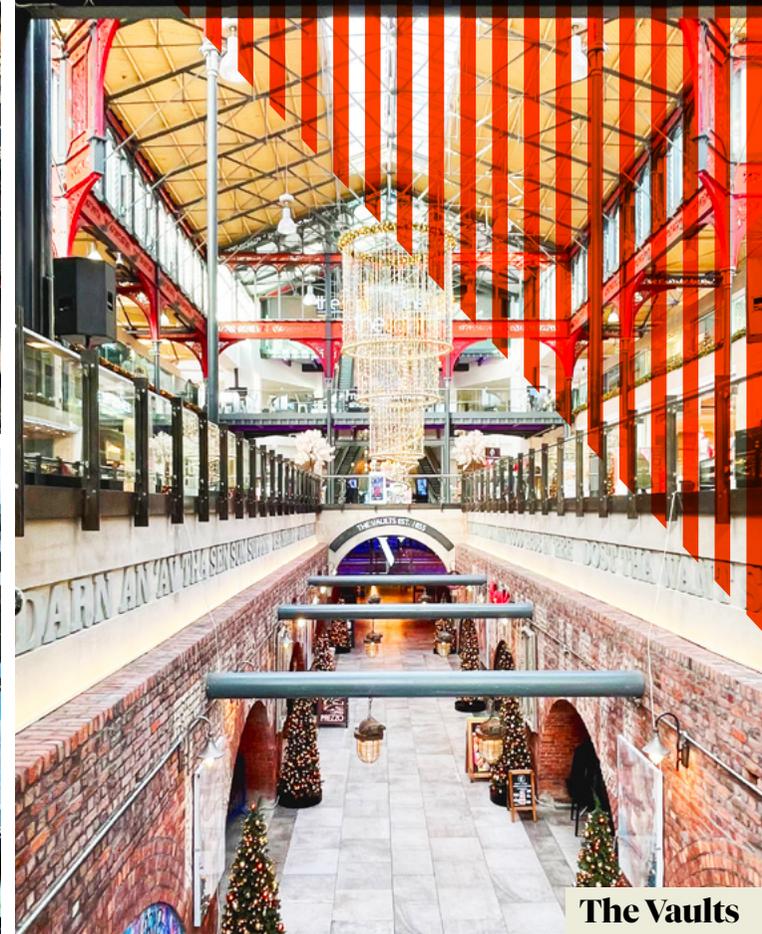




Bolton Town Hall



Market Place Shopping Centre



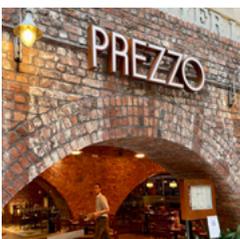
The Vaults

Nearby Shops & Amenities

The property is within easy reach of the Market Place, which is located in the heart of the town centre, providing shops that include H&M, Footasylum, JD Sports, Hotel Chocolate, Next and Pandora. Furthermore, there are a number of eateries, including Nando's, Prezzo and Carrs Pasties. The Market Place also includes a state-of-the-art nine screen The Light cinema.



Bolton Museum Art Gallery & Aquarium



Octagon Theatre

Town Centre Development

Crompton Place

In 2024, Bolton Council have plans to demolish the Crompton Place and redevelop with a £175million mixed-use scheme.

Le Mans Crescent

This scheme will turn Victoria Square into a year-round events space and transform parts of the Town Hall into conference space. It would also create a four-star hotel, which would be operated by IHG.

Bolton Market

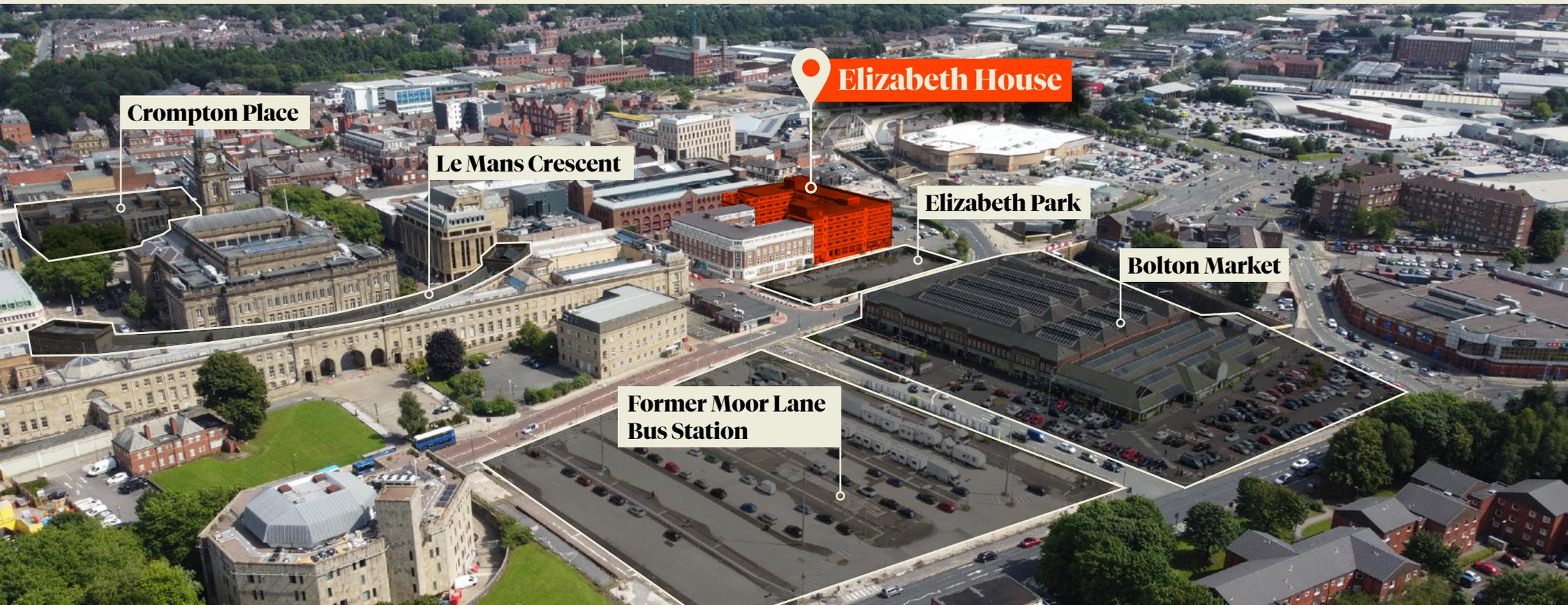
Bolton Council have plans for a new food hall and outdoor area that will provide for up to 46 additional stalls.

Elizabeth Park

Bolton Council have commenced works on the former Odeon Cinema site whereby green space will be brought to the town centre, providing a park that is open, accessible and welcoming for visitors and locals.

Former Moor Lane Bus Station

Work has begun on developing the former bus station site to build more than 200 homes, shops and green space. This will also include new cycle paths and enhanced pedestrian routes. This is part of Bolton Councils £100 million masterplan, which is aimed at improving public areas, green spaces and multi-purpose opportunities, which in turn will help regenerate the town centre.



Elizabeth House

Rental

Available upon request.

VAT

VAT is applicable and will be charged at the prevailing rate.

Business Rates

Interested parties are to make their own enquiries with Bolton Council.

Tel 01204 331730

Email business.rates@bolton.gov.uk

Services

The mains services connected to the property include water, electricity supply and mains drainage. Please note that the letting agents have not tested any of the service installations or appliances connected to the property.

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.

Viewings...

Strictly by appointment with joint letting agents,
Lamb & Swift Commercial and Thwaites Real Estate



Andrew Kerr

akerr@lambandswift.com

David Thwaites

david@thwaitesrealestate.co.uk

Nathan Broughton

nbroughton@lambandswift.com



Lamb & Swift Commercial is a trading name of Link 61 Limited. Registered Office: 179 Chorley New Road, Bolton, BL1 4QZ
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