



ELIZABETH HOUSE

21 Back Spring Gardens, Bolton BL1 1SJ

TO LET

Flexible office options in the heart of Bolton Town Centre

2,500 SQ FT TO 75,000 SQ FT



LOCATED WITHIN THE
HEART OF BOLTON
TOWN CENTRE,
FRONTING THE BUSY
GREAT MOOR STREET.



Office accommodation totalling
75,000 sq. ft over 5 floors



Can accommodate requirements from
2,500 sq. ft +



Mix of open plan and cellular
accommodation



Bespoke refurbishment undertaken
to satisfy occupiers requirements



Available on flexible terms



Car Parking Spaces (1:800 sq ft)
available in close proximity

TOWN CENTRE DEVELOPMENT

CROMPTON PLACE

Bolton Council have plans to demolish Crompton Place and redevelop with a major mixed use scheme that will enhance Victoria Square and provide a direct link through to Bradshawgate.

ELIZABETH PARK

Named in honour of the late Queen Elizabeth and situated adjacent to Elizabeth House the park was opened in March 2024.

Elizabeth Park is Bolton town centres first new park in over 120 years and is the centrepiece of the towns renaissance in recent years.

LE MANS CRESCENT

Proposed scheme includes turning Victoria Square into a year-round events space and transform part of the Town Hall into conference space.

NEW MOOR LANE RESIDENTIAL SCHEME

Developed by Step Places the scheme features 218 apartments and townhouses including 82 affordable homes in addition to shops and green spaces.

The site forms 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.

BOLTON TRAIN STATION

Situated a short walk opposite Elizabeth House, Bolton Train Station has approximately 2.5 Million passengers a year with regular services to Manchester in as little as 18 minutes.

BOLTON MARKETS NEW FOOD HALL

Boltons new Food Hall opened in 2024 as part of the wider £5.9 Million Towns Fund transformation of Bolton Market.

With space for up to 200 people the new Food Hall is open 5 days a week and offers a wide range of cuisines from 9 well regarded independent operators.



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, each totalling approximately 4,000 sq ft. Dual access can be provided via Octagon Court or Back Street Gardens.

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 exposed ceilings with LED Lighting. The accommodation is heated by way of electric wall mounted radiators that can accommodate bespoke requirements to suit occupiers from 2,500 sq ft +.

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

There are car parking spaces available at a ratio of 1:800 sq. ft within close proximity of the building.



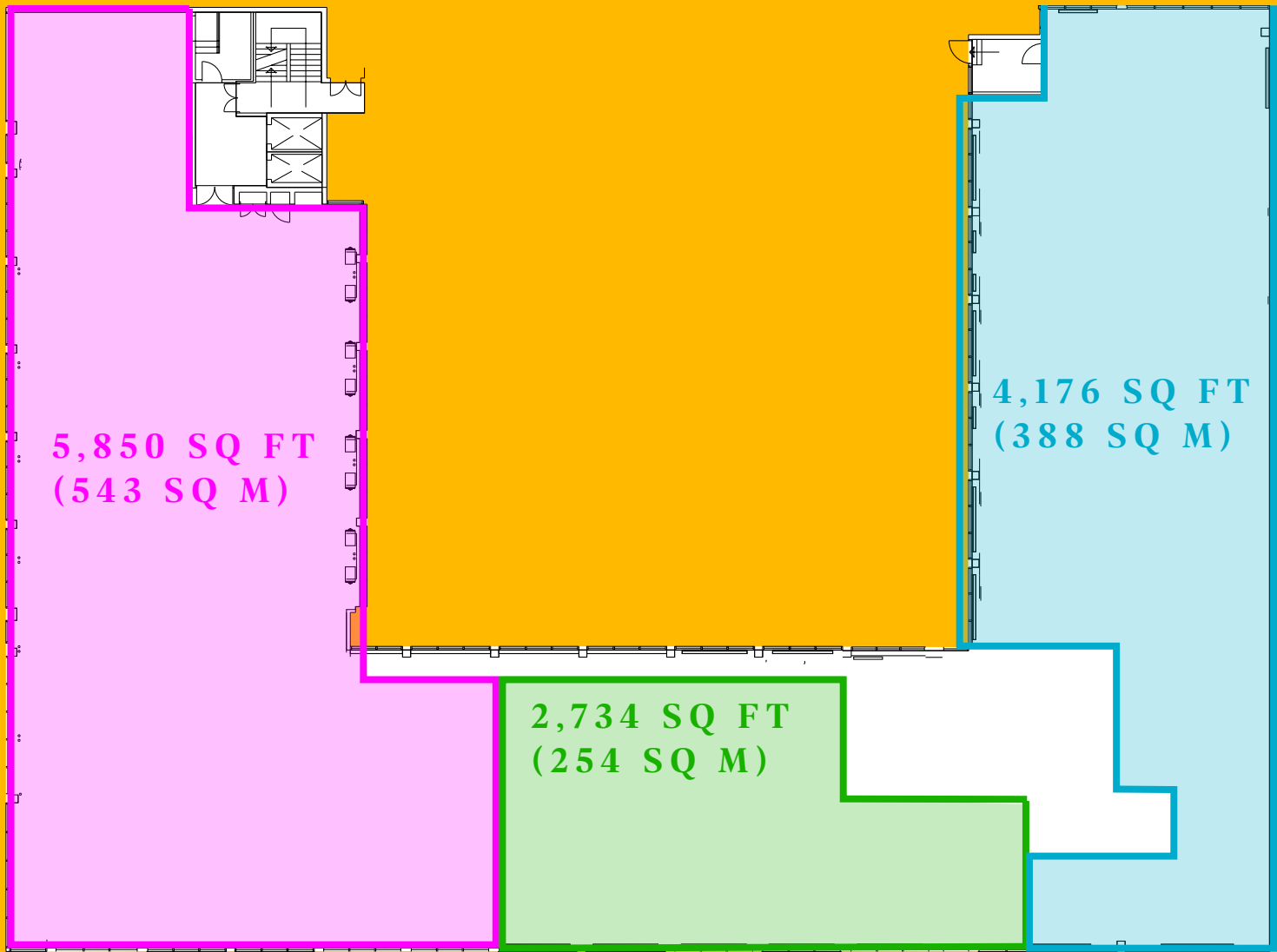
FLOOR PLANS

CAN BE SPLIT
TO SATISFY
REQUIREMENTS FROM
2,700-74,000 SQ.FT.

GROUND FLOOR



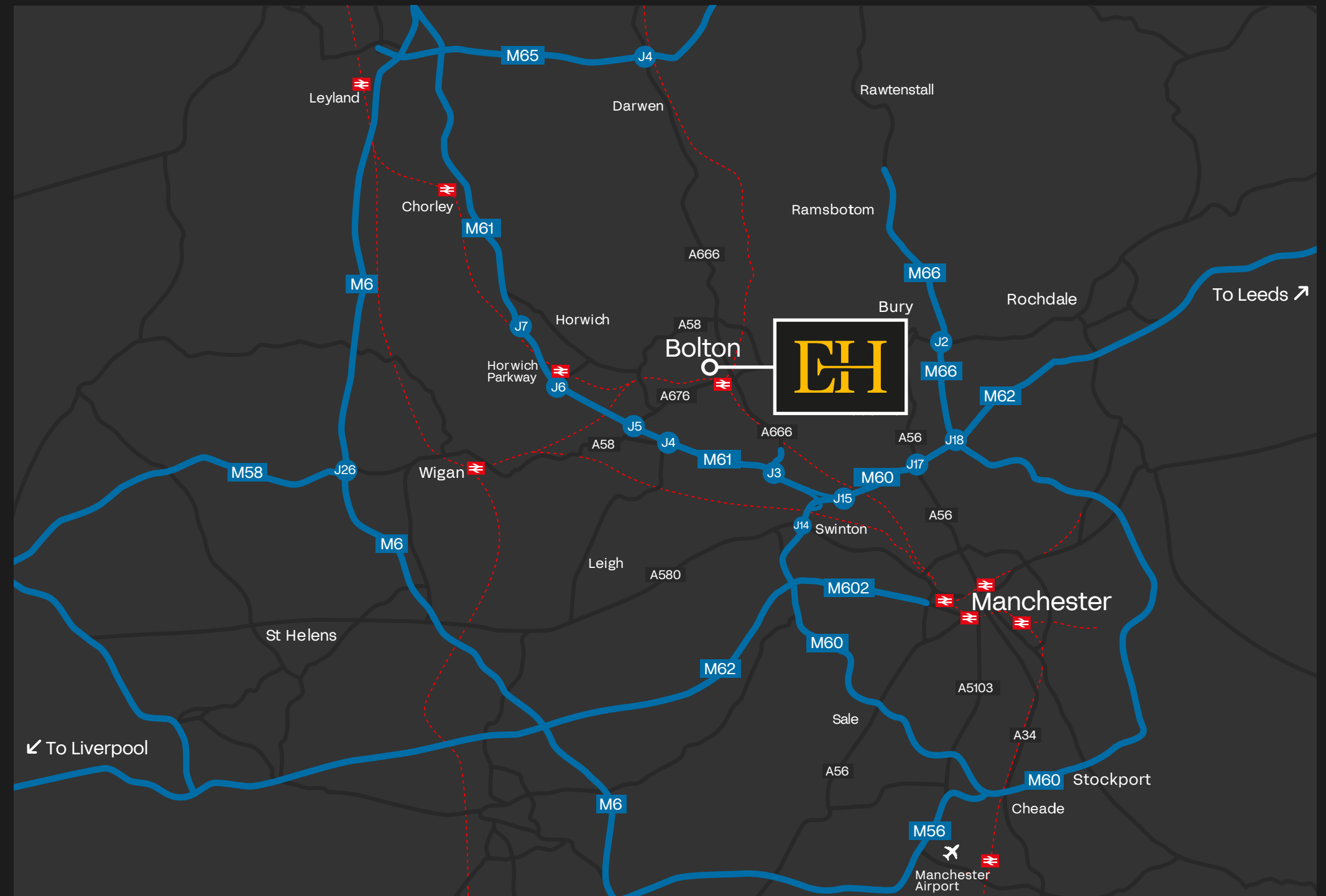
TYPICAL UPPER FLOOR



LOCATION

Elizabeth House 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.

Elizabeth House 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.



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.

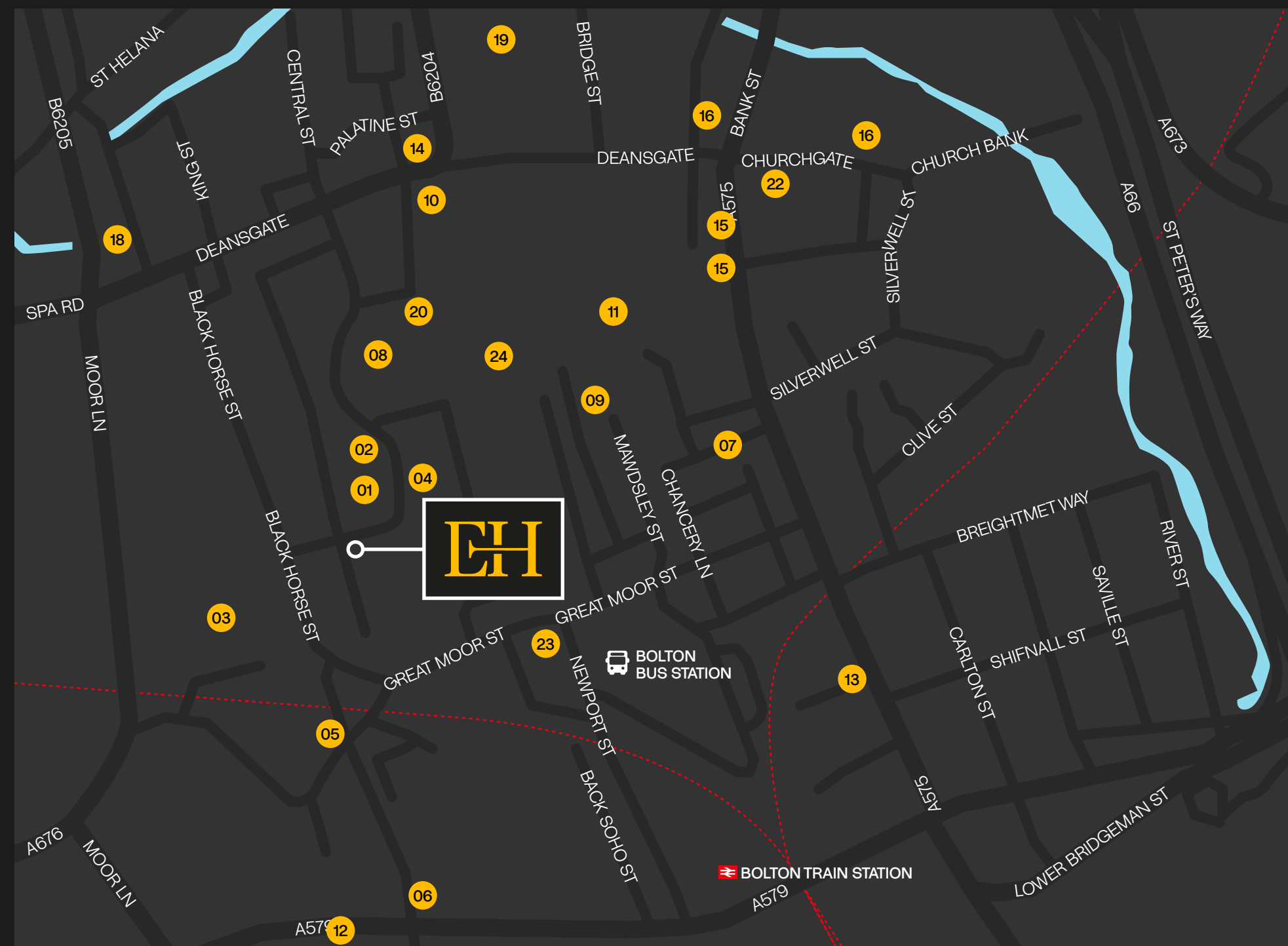
Manchester Airport is located approximately 20 miles south of the town.

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



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.



- | | | |
|-------------------------------|-----------------------------------|--------------------------|
| 01 Bolton Central Library | 11 Crompton Place Shopping Centre | 20 The Albert Halls |
| 02 Bolton Museum | 12 Costa Coffee | 21 Sizzling Plate Indian |
| 03 Bolton Market & Food Hall | 13 The Alma Inn | 22 Ye Olde Man & Scythe |
| 04 Octagon Theatre | 14 McDonald's | 23 Olympus Restaurant |
| 05 Th3 Guys Bakers & Baristas | 15 Yates | 24 The Coffee House |
| 06 Morrisons | 16 Elephant & Castle | |
| 07 The Spinning Mule | 17 Hogarths | |
| 08 Bolton Town Hall | 18 Frurt | |
| 09 The Court House Bar | 19 Market Place Shopping Centre | |
| 10 Cafe Nero | | |



FURTHER INFORMATION

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 331 730**

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.





ELIZABETH HOUSE

VIEWINGS

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



JOSH MORGAN

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Designed by:
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