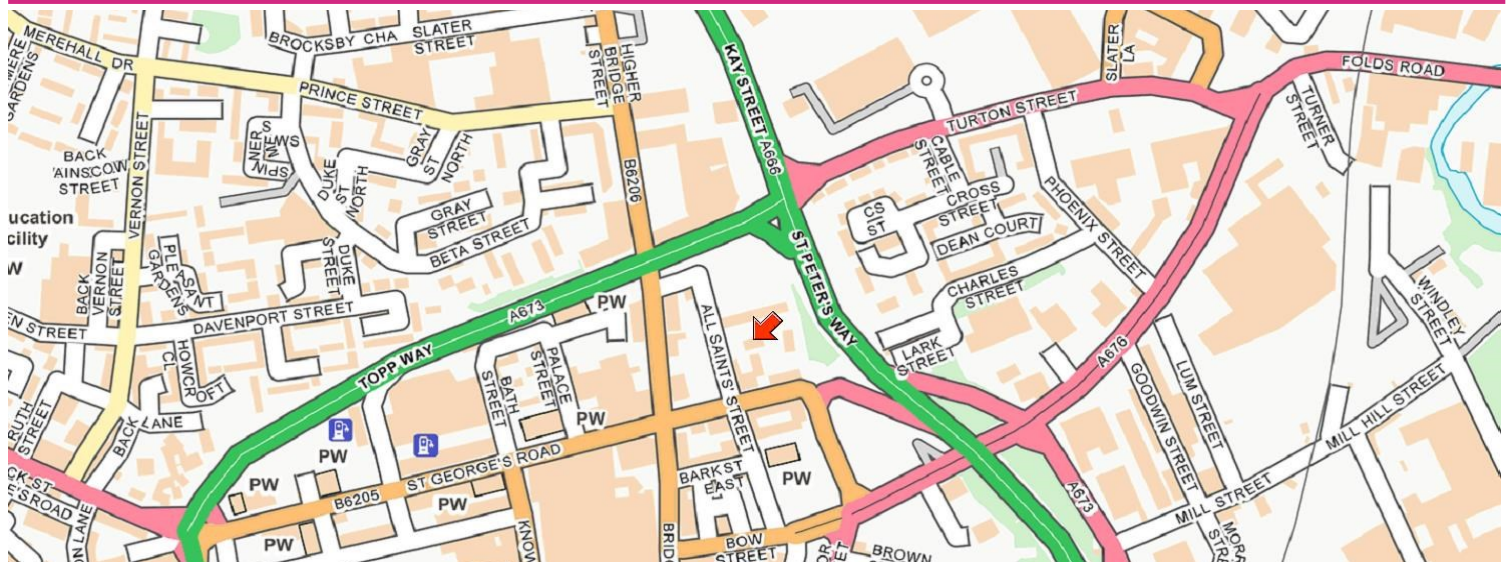




**MODERN OFFICES WITH PARKING
92.90 SQ M (1,000 SQ FT)**

**ATLAS 1
FIRST FLOOR &
SECOND FLOOR
ATLAS HOUSE
ST GEORGES SQUARE
BOLTON
BL1 2HB**

- ◆ First floor and Second Floor offices forming part of a modern 3 storey office building
- ◆ Situated on a well established office park
- ◆ Private gated entrance with manned on-site security
- ◆ On-site car parking



LOCATION

The subject property is located on the northern fringe of Bolton Town Centre, accessed from All Saints Street which in turn is located just off St Georges Road.

The premises are located within St George's conservation area and the immediate vicinity is a mixed use commercial and residential area.

The property backs onto the A666 St Peters Way which provides convenient transport links to the M60 and M61 motorways, and in turn the national motorway network.

The main retail core of Bolton town centre is situated approx. 200m south of the property providing a mixture of amenities.

DESCRIPTION

St Georges Square was constructed in 1989 and provides a number of modern and well presented purpose built office units.

This particular property provides for a mix of open plan and cellular office accommodation arranged across ground, first and second floors with 1 dedicated parking space per floor.

The accommodation available, is situated at first floor and second floor levels providing for majority open plan space, along with kitchen and WC facilities.

ACCOMMODATION

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

First Floor	92.90 sq m	(1,000 sq ft) - UNDER OFFER
Second Floor	92.90 sq m	(1,000 sq ft) - UNDER OFFER

LEASE TERMS

The suite is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

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

RENTAL

£8,500 per annum exclusive per floor.

RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject properties have rateable values as below:-
 (Atlas 1 First Floor Atlas House) has a rateable value of £8,300.
 (Atlas 1 Second Floor Atlas House) has a rateable value of £6,300.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICE CHARGE

A service charge is levied to cover items such as professional property management, manned on site security and general estate maintenance. Further information is available upon request.

SERVICES

The mains services connected to the property to include water, 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.

VAT

Vat is applicable.

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

Contact: Andrew Kerr or Nathan Broughton

Telephone: 01204 522 275

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

FIRST FLOOR SUITE



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