

# TO LET

**MODERN OFFICES WITH PARKING**

**FROM 78.04 SQ M (840 SQ FT)**

**TO 92.90 SQ M (1,000 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](https://lambandswift.com)



**ST GEORGES SQUARE  
BOLTON  
BL1 2HB**

**From  
£7,980  
Per annum**

- **Offices forming part of a modern 3 storey office building**
- **Situated on a well-established office park**
- **Private gated entrance with manned 3 storey office building**
- **On-site car parking**
- **Additional parking is available for a monthly fee**
- **Manned on-site security Monday-Friday – 9.00 am till 5.00 pm**



### DESCRIPTION

## LEASE TERMS & RENTAL

**SERVICE CHARGE**

Further information is available upon request.

## ACCOMMODATION

## SERVICES

VAT

## LEGAL COSTS

**Important Notice**

Messrs Lamb & Swift Corporation 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, etc. in the contract 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 of Messrs Lamb & Swift Corporation has any authority to give or give or give any consentations or warranty whatsoever in relation to this property.

### BUSINESS RATES

We advise enquiries are made direct with the local authority in relation to the Rateable Value Assessments associated with the subject property.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

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

**Telephone:** 01204 522275

**Contact:** Lois Sutton

**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Contact:** Kieran Sutton

**Email:** [ksutton@lambandswift.com](mailto:ksutton@lambandswift.com)

**Lamb & Swift Commercial**

**179 Chorley New Road**

**Bolton**

**BL1 4QZ**



## Atlas 1, Ground Floor



## Atlas 1, First Floor



### Atlas 2, Ground Floor



### Atlas 2, First Floor



### Atlas 2, Second Floor



