

# 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](http://lambandswift.com)



**ST GEORGES SQUARE  
BOLTON  
BL1 2HB**

**From  
£6,999  
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**
- **All rentals include the service charges**



### 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 2, First Floor



Atlas 2, Second Floor

