

# 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

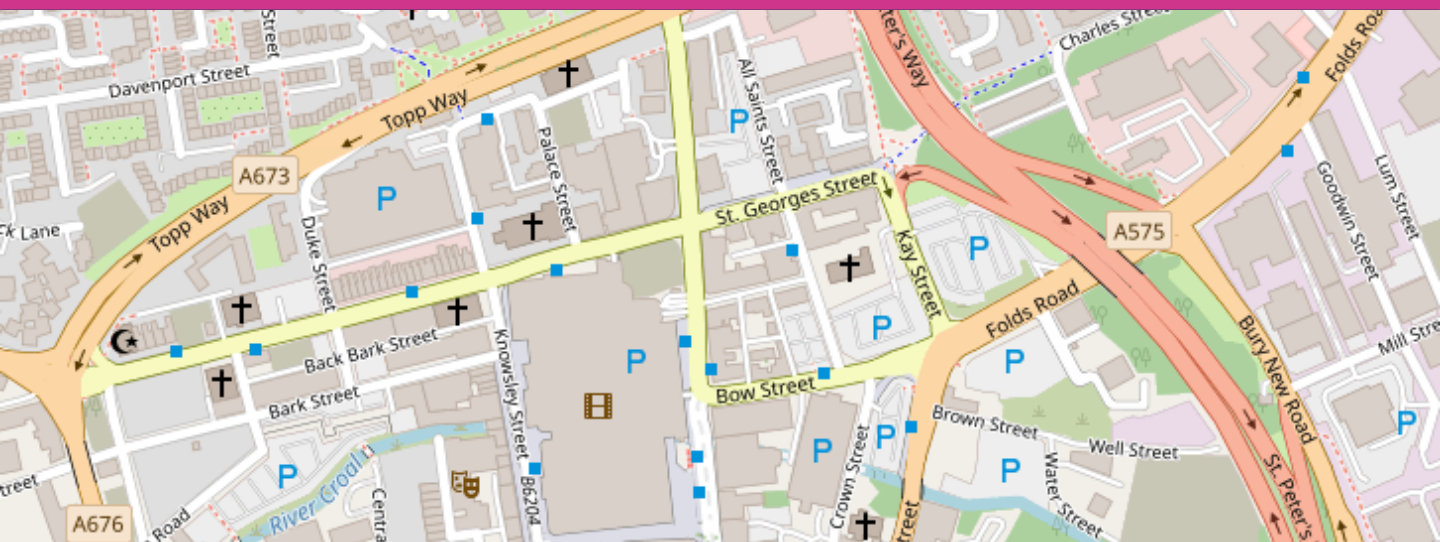
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**ST GEORGES SQUARE  
BOLTON  
BL1 2HB**

**RENTS FROM  
£6,750  
PER ANNUM**

- Modern 3 storey office buildings
- Situated on a well-established office park
- Landlord works/upgrades available subject to negotiation
- 1 parking space included per floor
- Additional parking is available for a monthly fee
- Manned on-site security Monday-Friday – 9.00 am till 5.00 pm
- From £6,750 per annum



### 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. Additional parking is available for a monthly fee.

### LEASE TERMS & RENTAL

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

| DESCRIPTION                 | RENTAL (PER ANNUM) |
|-----------------------------|--------------------|
| Atlas 1 Ground Floor Office | £6,750             |
| Atlas 1 First Floor Office  | £8,500             |
| Atlas 2 Ground Floor Office | £6,750             |
| Atlas 2 First Floor Office  | £8,500             |
| Atlas 2 Second Floor Office | £8,500             |
| Atlas 3 Ground Floor Office | £8,500             |

### 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.

### ACCOMMODATION

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

| DESCRIPTION                 | SQ M  | SQ FT |
|-----------------------------|-------|-------|
| Atlas 1 Ground Floor Office | 78.04 | 840   |
| Atlas 1 First Floor Office  | 92.90 | 1,000 |
| Atlas 2 Ground Floor Office | 82.50 | 888   |
| Atlas 2 First Floor Office  | 92.90 | 1,000 |
| Atlas 2 Second Floor Office | 92.90 | 1,000 |
| Atlas 3 Ground Floor Office | 82.50 | 888   |

### 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.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### 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.

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**Contact:** Lois Sutton

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**Contact:** Kieran Sutton

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**Lamb & Swift Commercial**

**179 Chorley New Road**

**Bolton**

**BL1 4QZ**



## Atlas 1, Ground Floor



### Atlas 2, First Floor



### Atlas 2, Second Floor

