

# TO LET

## MODERN OFFICE WITH PARKING

### 268.30 SQ M (2,888 SQ FT)

**Lamb & Swift**  
Commercial Property

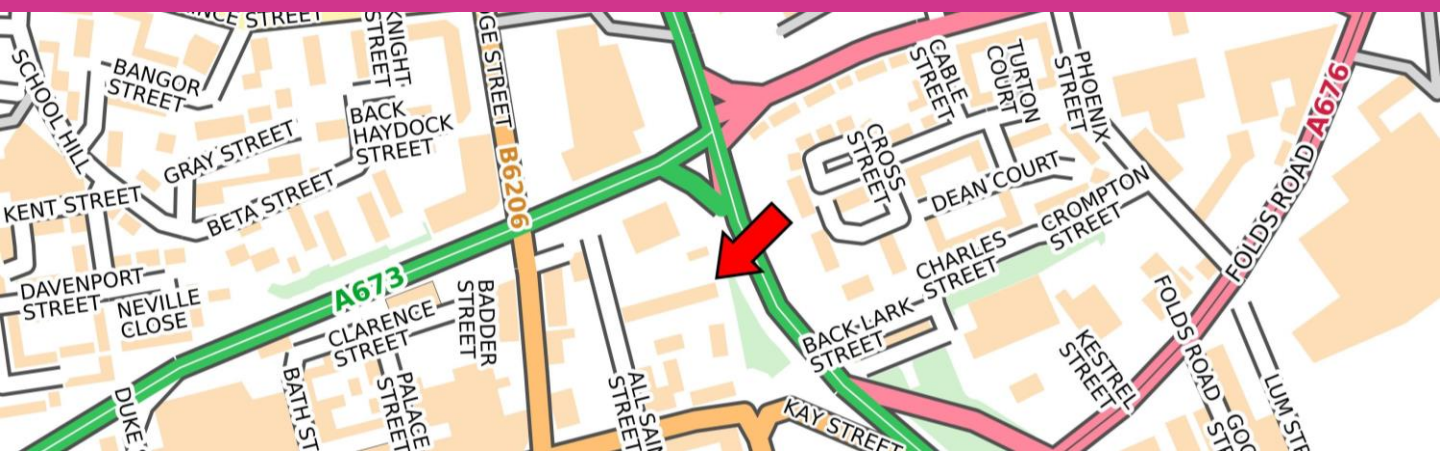
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**ATLAS 2**  
**ST GEORGES SQUARE**  
**BOLTON**  
**BL1 2HB**

**£23,500**  
Per annum

- Modern self-contained 3 storey office building
- Mix of cellular and open plan offices over ground, first and second floors
- Situated on a well-established office park
- Within walking distance of Bolton town centre
- Private gated entrance to on-site car parking
- Manned on-site security: Monday-Friday – 9.00 am till 5.00 pm
- Additional parking is available for a monthly fee



### 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 floors and second floors. There are 3 parking spaces allocated with the property. Additional parking is available for a monthly fee.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	82.50	888
First Floor	92.90	1,000
Second Floor	92.90	1,000

### LEASE TERMS & RENTAL

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

The rental for the property as a whole is £23,500 per annum.

Also available floor by floor.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property is currently assessed as a whole and so is subject to a re-assessment on an individual floor basis.

As a whole, Atlas 2 has a Rateable Value Assessment of £20,500.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 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.

### EPC

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

### VAT

VAT is applicable.

### 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 Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

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

Contact: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ





