

TO LET

MODERN OFFICE WITH PARKING

268.30 SQ M (2,888 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



ATLAS 2
ST GEORGES SQUARE
BOLTON
BL1 2HB

£24,500
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



DESCRIPTION

ACCOMMODATION

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

Also available floor by floor.

SERVICE CHARGE

BUSINESS RATES

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.

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.

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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