

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

HIGH QUALITY TOWN CENTRE OFFICE SUITES

205 - 2,100 SQFT (19.04 – 195.09 SQ M)



**ST GEORGES HOUSE
ST GEORGES ROAD
BOLTON
BL1 2DD**

**FROM
£4,944
PER ANNUM**

- On site café
- Mix of cellular and open plan offices over ground, first and second floors
- Close proximity to A666
- Located within Bolton Town Centre
- Car parking included within rent (2 spaces per 1,000 sq ft)
- Accommodation ranging from 205 to 2,100 sq ft
- Flexible lease terms
- Rents from £10 per sq ft



LOCATION

The subject property is located on the northern fringe of Bolton Town Centre on St Georges Road.

The property is within close proximity to the A666, a major route connecting to the M61 motorway, which allows for straightforward travel to Manchester and other surrounding areas. The Bolton train station and main bus interchange are also nearby, offering direct connections to Manchester, Wigan, and Preston.

The main retail core of Bolton town Centre is situated approx. 200m south of the property providing a mixture of amenities.

DESCRIPTION

The five storey property comprises an attractive, traditionally constructed period Town Centre office building, with a mixture of cellular and open plan accommodation over all floors.

The ground floor has been tastefully and sympathetically refurbished to provide exceptional office accommodation and meeting rooms, in addition to a modern ground floor café.

The building provides spacious office accommodation, with generous facilities, in addition to attractive and imposing common areas, benefitting from the many retained and unearthed traditional features. The offices benefit from full length glazing, electrical heating and a passenger lift, accessing all floors.

There is parking available, number of spaces to be determined by sq ft.

BUSINESS RATES

Interested parties will need to carry out their own enquiries with the Valuation Office Agency.

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 mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

St. Georges House 2 St. Georges Road BOLTON BL12DD	Energy rating D
Valid until 30 September 2027	Certificate number 0080-5920-0373-8980-4014

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

Contact: Josh Morgan

Email: jmorgan@lambandswift.com

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



ACCOMMODATION

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

SUITE	SQ FT	RENT PCM	SERVICE CHARGE PCM
Suite B4 - Third Floor	205	£ 478	
Suite 2- Third Floor	820	£ 683	£449
Suite 1 - First Floor	494	£ 412	£270
Suite 2- First Floor	1180	£ 983	£646
Suite 3- First Floor	1184	£ 987	£648
Suite 4- First Floor	1550	£ 1,292	£849
Suite 2- Penthouse	2100	£ 2,363	£1,150

Important Notice

Messrs Lamb & Swift Commercial 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, reference to condition 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 Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



