

# TO LET

Lamb & Swift  
Commercial Property

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HIGH QUALITY TOWN CENTRE OFFICE SUITES

494 – 3,056 SQFT (45.91 – 284.02 SQ M)



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

**From**  
**£7,164**  
**Per Annum**

- On site café
- Mix of cellular and open plan offices over first, third and fourth floors
- Close proximity to A666
- Car parking included within rent (2 spaces per 1,000 sq ft)
- Accommodation ranging from 494 to 3,056 sq ft
- Rents £14.50 per sq ft for conventional lease.
- Can be offered as Serviced Offices – please enquire for further information and costs.



### 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 2025/2026 Financial Year is 55.5 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 BL1 2DD	Energy rating <b>D</b>
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.

### 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: Josh Morgan

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