

TO LET

TOWN CENTRE OFFICE SUITES

12.33 - 75.34 SQ M (133 – 811 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



CAROLINE HOUSE
125 BRADSHAWGATE
BOLTON
BL2 1BJ

From
£4,160
Per annum

- First floor offices suites available
- Prominent own centre location
- On site parking available
- Several pay and display car parks close by
- Close to all Bolton town centre amenities – shops, restaurants, cafes etc
- In close proximity to Bolton bus and train station
- Rents starting from £80 per week



LOCATION

Caroline House is prominently located on Bradshawgate (A575), a key route through Bolton town centre. Positioned just a short walk from Bolton Train Station and the new Bolton Interchange, the property benefits from excellent public transport links and high footfall.

The immediate area features a mix of national retailers, local businesses, and professional services, contributing to a vibrant commercial environment. Nearby occupiers include banks, solicitors, and insurance firms.

The property also offers easy access to the A666 and M61, making it well-connected for regional commuting.

DESCRIPTION

The subject property comprises a substantial mixed-use building arranged over ground, first, and second floor levels. The available office space is situated at first floor level above multiple retail units.

Externally, the property benefits from on-site surface car parking to the rear, with secure gated access.

The office space comprises open plan office space which benefit from carpeted floor coverings throughout, plaster painted walls and suspended ceilings with inset strip lighting.

The accommodation further provides for shared male and female toilets, kitchen and meeting room access.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
SMALL SUITE	12.33	133
LARGER SUITE	75.34	811

VAT

VAT is applicable and will be charged at the prevailing rate.

LEASE TERMS & RENTAL

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. All rents are inclusive of all services.

Rental :

Larger Suite: £15,900 per annum.

Small Suite: £4,160 per annum

2 Parking spaces included (for large suite only)

BUSINESS RATES

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.

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.

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.

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