

To Let
Flexible Lease Terms



First Floor Office Suite

459 SQ FT (42.64 SQ M)

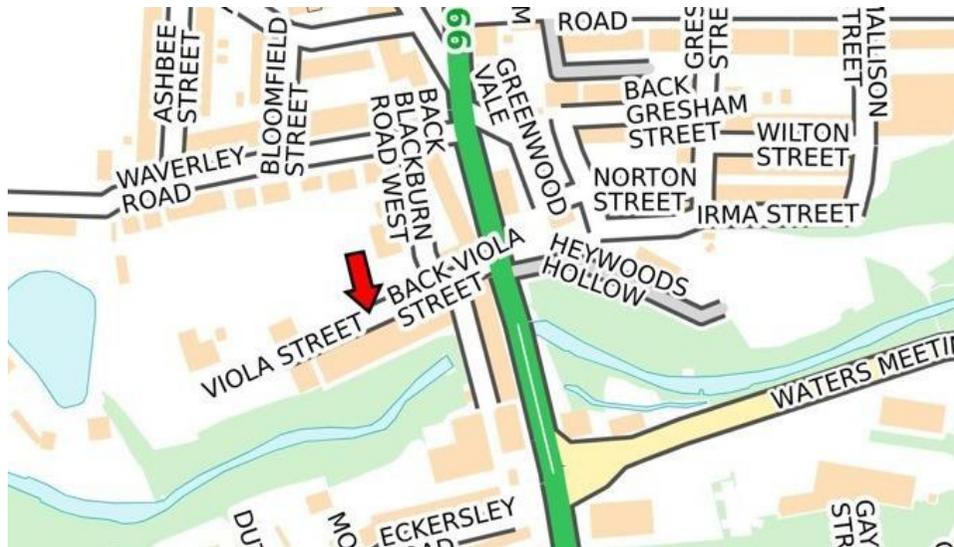
📍 OFFICES AT VIOLA STREET, BOLTON, BL1 8NG

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Turner Westwell
Commercial Agents

KEY FEATURES

- Ideal start-up office suite
- Open-plan accommodation
- Well presented suite
- Self-contained with own kitchen and WC facilities
- 2 x private parking spaces (and ample on street parking)
- Convenient location, with immediate access to A666 St Peters Way
- Immediate access to the A58 Ring Road and North Bolton (Bromley Cross, Egerton, Sharples and Astley Bridge)
- Available with flexible lease terms
- Suitable for professional offices
- £5,200 per annum exclusive



LOCATION

The property is located in a convenient location on Viola Street, which in turn, is accessed directly via Blackburn Road (A666), approximately 1.65 km north of Bolton Town Centre.

The A58 Ring Road (Moss Bank Way and Crompton Way) is less than 0.5 km north of the property, whilst the A666 St Peters Way is only ½ km south, providing immediate access to the M61 motorway and in turn, the National Motorway Network.

DESCRIPTION

Comprising a self-contained, first floor office suite, which extends to approximately 459 sq ft. The accommodation is open-plan and provides for flexible and well presented workspace, ideal for a new or growing local business.

The office is gas central heated and decorated in a neutral style throughout, incorporating plaster painted walls and ceiling, with inset spot-lighting.

There is a modern tea-point with stylish base units incorporating stainless steel sink and drainer, together with a spacious WC facility and store.

Externally, there is private parking for 2 vehicles, together with ample on street parking.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
First Floor Suite	42.64	459

***plus private parking for 2 vehicles**

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a minimum 12 month Licence Agreement.

RENTAL

The rent is £5,200 per annum exclusive.

The Tenant will pay a contribution towards the cost of water, gas and electricity for the building.

BUSINESS RATES

To be separately assessed for Business Rates purposes by the District Valuer on occupation. We expect qualifying occupiers will benefit from 100% Business Rates Relief, however interested parties are advised to make enquiries direct with the Local Rating Authority (Bolton MBC).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report will be available on request.



VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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