

To Let  
£12,500 p.a. exclusive



# High Quality Ground Floor Office Suite

934 SQ FT (86.77 SQ M) - INCLUDES 3 X CAR PARKING SPACES

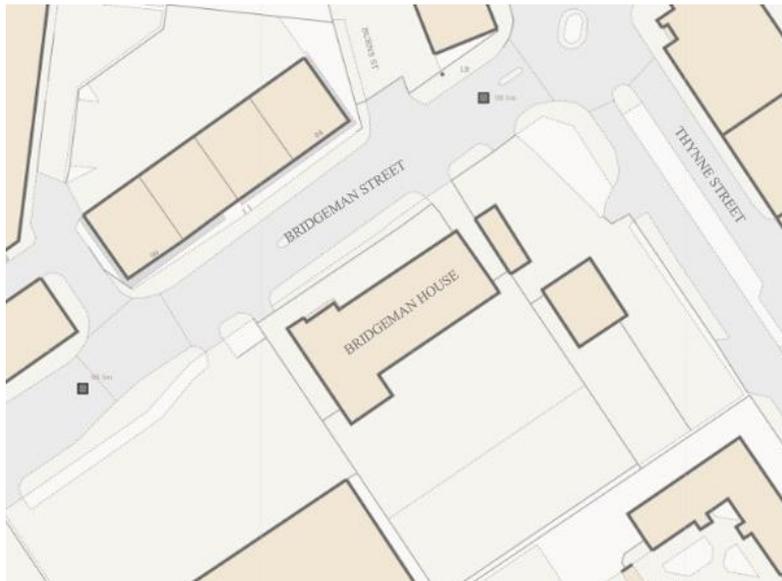
📍 SUITE 3, BRIDGEMAN HOUSE, 77 BRIDGEMAN STREET, BOLTON, BL3 6BY

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High quality ground floor office suite
- Accommodation within an immaculately presented, detached office building
- Glazed partitioned private offices/meeting rooms
- LED lighting throughout
- Located on the fringes of Bolton Town Centre
- Close to many amenities, including Bolton Retail Park
- 0.2 miles from Bolton Bus Interchange and Train Station
- Benefits from 3 x car parking spaces
- Shared kitchen and WC facilities
- 100% Business Rates Relief for qualifying occupiers
- New lease - available from 1st October 2024
- £12,500 per annum exclusive



## LOCATION

Bridgeman House is prominently positioned fronting Bridgeman Street, close to its junction with Thyme Street, a busy thoroughfare leading into Bolton Town Centre from the south. The property is located on the fringes of the town centre and is 0.2 miles from Bolton Bus Interchange and Train Station.

The property is situated near to the A666 St Peters Way, which provides direct access to the National Motorway Network and beyond.

Nearby occupiers include Bolton Retail Park which boasts occupiers including Starbucks, Costa Coffee, Sainsbury's, Next and Home Bargains.

## DESCRIPTION

Bridgeman House comprises a refurbished and immaculately presented, detached office building arranged over ground and first floors and provides for predominantly open plan and flexible office space incorporating a number of glazed private offices and meeting rooms.

The available accommodation is situated at ground floor level and extends to approximately 934 sq ft. Suite 3 incorporates 2 x glazed private office and meeting rooms with a central open plan office. There are shared kitchen and WC facilities.

The accommodation has air-conditioning, LED lighting and contract quality carpet tiled floor coverings.

Externally, the suite is allocated 3 x car parking spaces at the front of Bridgeman House.

## 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
Suite 3 - Ground Floor	86.77	934

## SERVICES

The mains services connected to the property include water 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 new Tenant's Full Repairing and Insuring lease for a term of years to be agreed minimum 3 year lease.

## RENTAL

£12,500 per annum exclusive.

## VAT

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

## SERVICE CHARGE

Further details are available on request. The service charge is inclusive of utilities, but exclusive of Buildings Insurance Contribution.

## LEGAL COSTS

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

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £8,300. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

## EPC

The property has an current Energy Efficiency Rating of C(52). The certificate is valid until 12th April 2032. A full copy of the Report is available upon request.

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52 C

## VIEWINGS

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

**Daniel Westwell** | Joint Managing Director

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