

To Let
On-site café/coffee shop



Prominent High Quality Office Building

205 - 2,100 SQ FT (19.04 - 195.09 SQ M)

📍 ST GEORGES HOUSE, ST GEORGES SQUARE, BOLTON, BL1 2DD

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Attractive five storey period property
- Accommodation ranging from 205 to 2,100 sq ft
- Sympathetically restored and refurbished offices
- Located within Bolton Town Centre
- Situated within easy access to A666 St Peters Way and the National Motorway Network
- On-site café/coffee shop
- Manned reception facilities
- Building is directly owned and managed by the Landlords
- Business centre on third floor offering fully serviced office accommodation
- Car parking included within rent (2 spaces per 1,000 sq ft) - additional parking spaces can be available by arrangement
- Passenger lift, accessing all floors



LOCATION

Bolton is one of the principal towns forming the Greater Manchester conurbation and is strategically located 14 miles north of Manchester city centre, 13 miles south of Blackburn and 7 miles west of Bury.

The town benefits from excellent transport links with both the M61 and M60 within a short distance from the town centre providing direct links to Manchester, Preston and Liverpool.

London Euston can be accessed by rail in approximately 2hrs 50 minutes, whilst Manchester International Airport is readily accessible in 20 minutes drive.

DESCRIPTION

The five storey property comprises an attractive and beautifully restored, 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 modern ground floor cafe/coffee shop.

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, gas and electrical central heating systems (with options for air-conditioning) and a passenger lift, accessing all floors.

The third floor accommodation provides for a superb dedicated business centre offering fully serviced, exceptional quality office accommodation.

See Floor Plans to rear.

There are a number of car parks nearby offering competitive annual contracts.

USE

Use Class E (offices).

SERVICES

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

LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

ACCOMMODATION & RENTAL

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

Description/Floor	Sq M	Sq Ft	Rental
Suite 1 - First Floor	45.89	494	£4,950 per annum exclusive
Suite 2 - First Floor	109.63	1,180	£11,800 per annum exclusive
Suite 3 - First Floor	109.99	1,184	£12,000 per annum exclusive
Suite 4 - First Floor	143.99	1,550	£15,500 per annum exclusive
Suite B4 - Third Floor	19.05	205	£5,750 per annum <u>inclusive</u>
Suite 2 - Third Floor	70.18	820	£8,200 per annum exclusive
Suite 2 - Penthouse	195.09	2,100	£28,500 per annum exclusive

Please note that first floor suites (whilst vacant) could be combined to suit requirements of up to 4,400 sq ft.

***All rents are exclusive of VAT, Business Rates, Service Charge and Utilities, excluding Suite B4, which is available on an inclusive rental (except Business Rates).**

VAT

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



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

SERVICE CHARGE

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. Further information on request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority. The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 in the £, or 49.9 pence in the £ for qualifying small businesses.

INSURANCE

The Landlord will insure the building and recoup a fair proportion of the annual insurance premium from the Tenant (unless a suite is occupied on a service/managed basis by way of an all inclusive rental).

LEGAL COSTS

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

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

VIEWINGS

By appointment with agents.

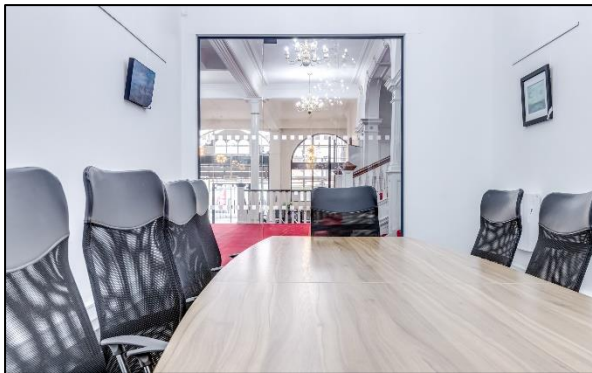
Daniel Westwell | Joint Managing Director

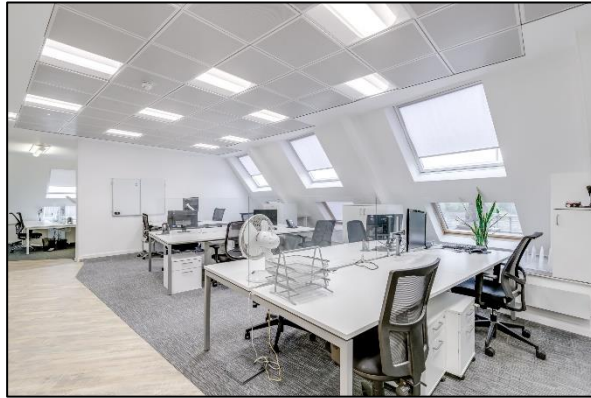
BSc (HONS), MRICS | RICS Registered Valuer

☎ 07919 414752 ✉ daniel.westwell@turnerwestwell.co.uk

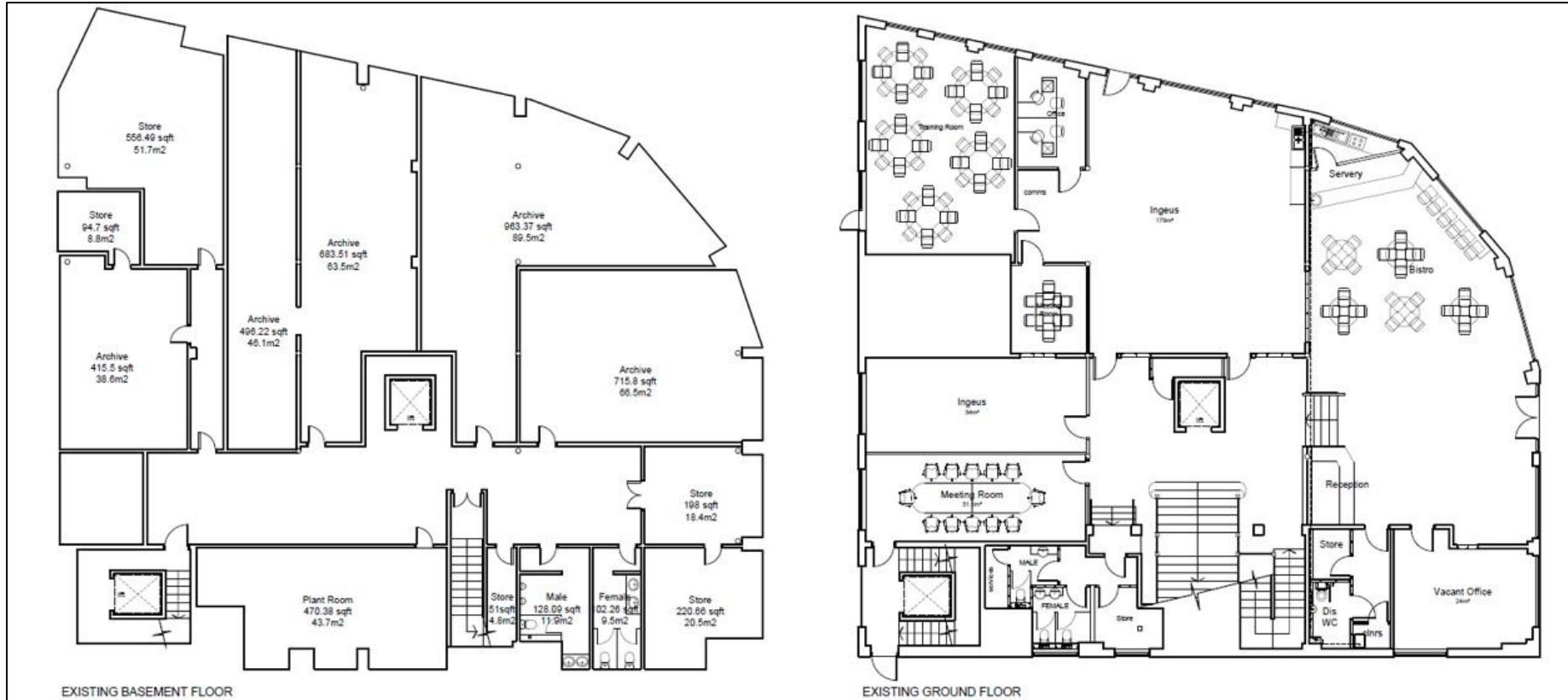
Nathan Broughton | Property Agent

☎ 07393 799957 ✉ nathan.broughton@turnerwestwell.co.uk

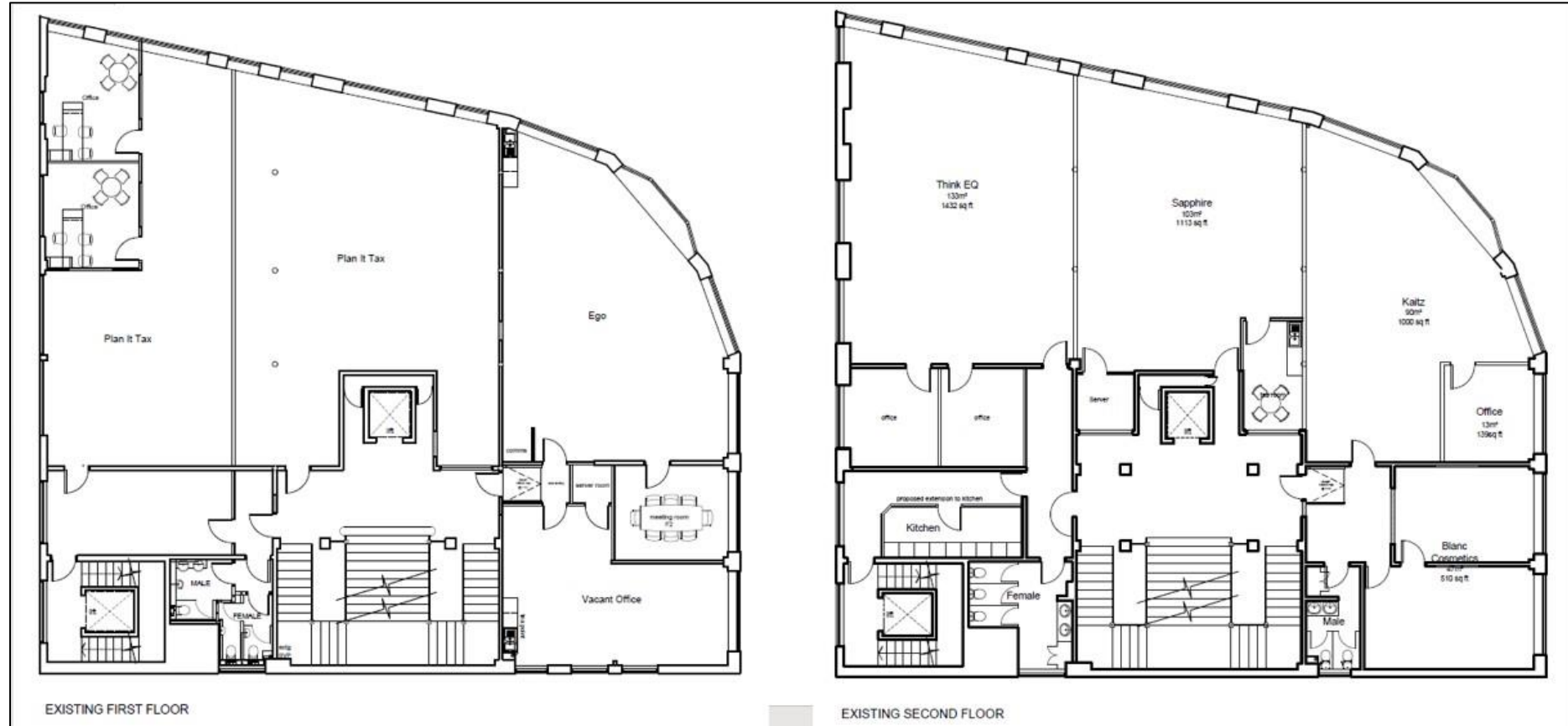




FLOOR PLANS
BASEMENT & GROUND FLOOR



FIRST & SECOND FLOORS



THIRD & FOURTH FLOORS

