



To Let
Premium penthouse office
space with on-site café

Prominent High Quality Office Accommodation

2,100 SQ FT (195.09 SQ M)

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

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Premium penthouse office accommodation situated on top floor extending to 2,100 sq ft - may split to suit smaller requirements
- Fully furnished suite with high quality fit-out
- 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 cafe/coffee shop - to suit informal client meetings
- Manned reception facilities
- Building directly owned and managed by the Landlords
- 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
- £28,500 per annum exclusive



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 coffee shop, together with manned reception facilities.

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.

Suite 2 is situated upon the top floor and comprises premium, open-plan penthouse office accommodation, benefitting from a high quality, fully furnished fit-out.

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

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 2 - Penthouse	195.09	2,100

N.B. The suite may be split to suit smaller requirements

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.

RENTAL

£28,500 per annum exclusive.

VAT

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

INSURANCE

The Landlord will insure the building and recoup a fair proportion of the annual insurance premium from the Tenant.

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

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £14,750, with effect from 1st April 2023. 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 £.

PLANNING

Use Class E (offices).

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

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