



## To Let - Well Appointed Offices ready for immediate occupation

**The Cube, Coe Street, Bolton, BL3 6BU**

**1,500 - 3,000 ft<sup>2</sup> (139.35 - 278.7 m<sup>2</sup>)**

- Well appointed office accommodation with a range of spaces available
- All inclusive rents
- Flexible lease terms
- Well located with good transport links
- Walking distance of Sainsburys and Trinity Retail Park

## Description

The subject property provides high specification office accommodation located on the first floor and is offered on an all inclusive basis (excluding electricity, wifi and telephone provision which is a Tenants responsibility).

We have two suites are available from 1,500 ft<sup>2</sup> which can be leased separately or combined to create a larger suite. The accommodation is of a high specification including suspended ceilings, CAT II lighting, cabling and heating/cooling through air conditioning facilities. There is also pedestrian lifts to the upper floors, electric car charging points communal meeting rooms, on site showers

The facilities are secure and the hours of operation are generally 7am - 7pm weekdays and 7am to 12pm on a Saturday. Access outside of these hours can be arranged subject to further discussion.

Externally there is unrestricted on street car parking available in the vicinity.

## Location

The property is located in a popular and established Industrial area of Bolton. Located on Coe Street, the subject property is surrounded by a mix of office and industrial users. It has good transport connections with being located close to the A(666) which ultimately links on to the regional and national motorway Network.

The property is also located close to Bolton Town Centre and within 5 minutes from Bolton Train Station, which again provides access to Manchester City Centre, Manchester Airport and Preston.

## Accommodation

We have two Offices available which can be taken individually or combined. Each suite is circa 1,500 sq ft providing a total of 3,000 sq ft if required.

## Rent

£1200 Per calendar month in advance, and inclusive of all other outgoings.

The tenancy will be on an internal repairing and insuring lease for a term to be agreed.

## Planning Use

Use Class E office use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Inclusive of rent

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

