

Atria ●

Statement offices in the heart of Bolton.



bruntwood



Atria
Affordable
offices
to let

Atria

Atria
Spaces available from 1,000 sq ft.

Atria

Vibrant offices featuring a central atrium

Situated close to Bolton town centre, Atria provides high quality office space with excellent transport links.

This characterful building features a fully-glazed central atrium which floods the building with natural light as well as creating a networking hub and break-out space. With high ceilings and generous communal areas, this stylish office space will impress both staff and visitors alike.


Atria benefits from on-site parking and a range of meeting rooms which are available to hire at a discounted rate for Bruntwood customers. There is also a dedicated customer service team who are on hand to welcome your visitors and provide all the support you may need.

 1:330 sqft

RATIO OF PARKING SPACES TO SQ FT

 3

ON-SITE MEETING ROOMS

 5 mins

WALK TO BOLTON TOWN CENTRE



Building specification

- Air-conditioning
- 24-hour access
- Lift access
- DDA-compliant access
- Suspended ceilings
- Raised-access flooring
- Bicycle storage
- On-site customer service team
- Open-plan suites
- On-site car parking available
- On-site meeting rooms

 59

EPC RATING





Example full floor space plan



 **26,500**
OFFICE SPACE AVAILABLE IN SQ FT

 **309**
WORK STATIONS

 **8**
PRIVATE OFFICES

 **7**
MEETING ROOMS

 **8**
BREAKOUT AREAS



An office suite at Atria


Close to the heart of things

Bolton town centre is just a short walk from Atria where staff will find a great selection of shops, bars and leisure facilities. Market Place, Bolton's main shopping centre houses a variety of high street stores including Debenhams, Marks and Spencer and Boots. The restaurants in the local area offer a range of cuisines from Thai to Mexican and are ideal for entertaining staff and clients.

Atria is well connected with just a short drive to the M61 motorway and St. Peter's Way (A666) which provide direct access to the national motorway network. The building is also well served by public transport; just a 15 minute walk from Bolton railway station.

 10 mins

DRIVE TO THE M61

 15 mins

WALK TO BOLTON RAILWAY STATION



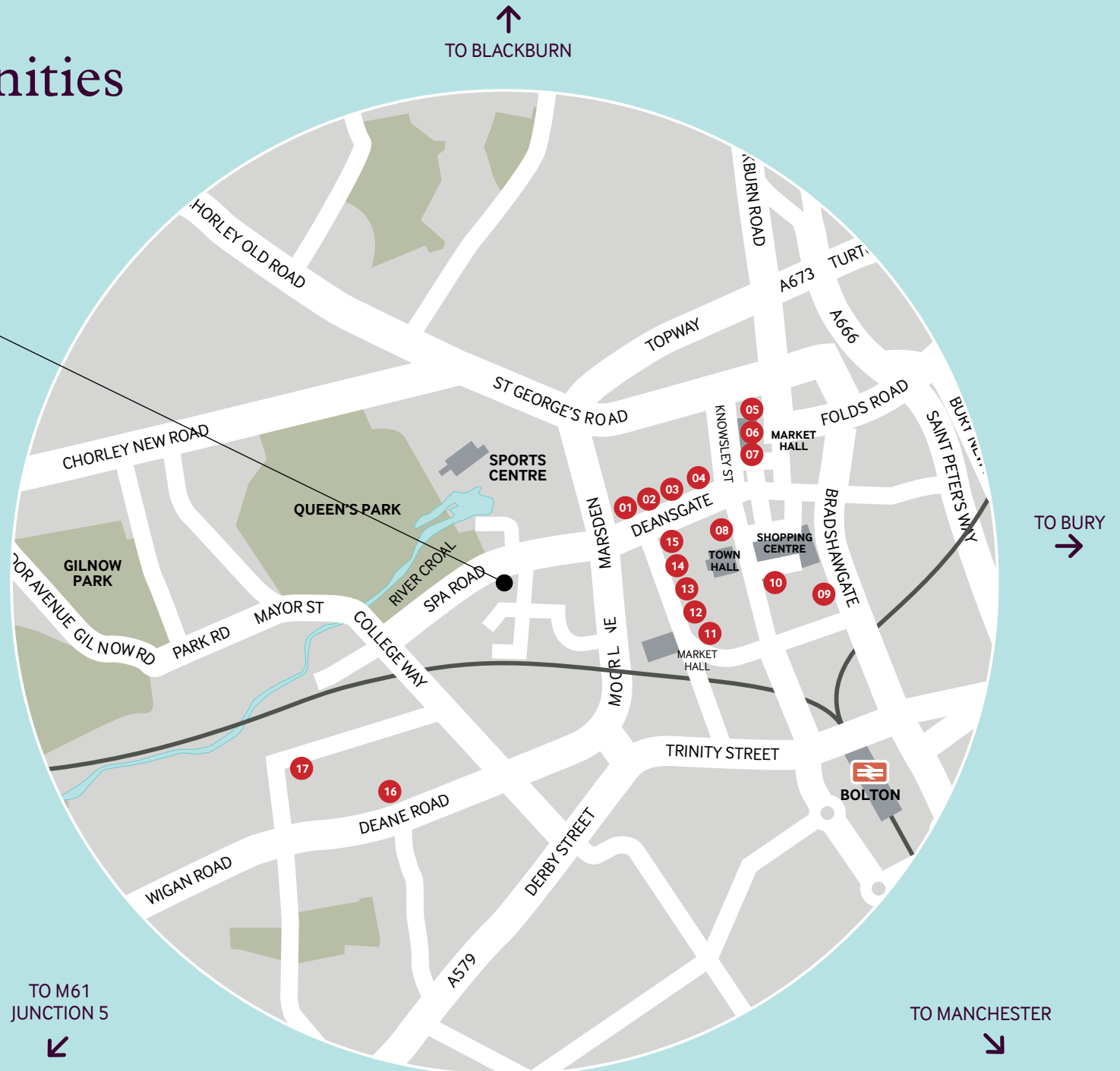
Location & amenities

Atria ●

Spa Road
Bolton
BL1 4AG

Local amenities in your vicinity

- 01 Post Office
- 02 ATM
- 03 Newsagents
- 04 Butterfly Sandwich Bar
- 05 Boots
- 06 Debenhams
- 07 Rhode Island Coffee
- 08 Caffe Nero
- 09 Pizza Express
- 10 Marks & Spencer
- 11 Subway
- 12 Barclays Bank
- 13 Costa Coffee
- 14 Town Hall
- 15 Pharmacy
- 16 Tesco Express
- 17 Britannia Hotel



In good company

Bring Digital is an online marketing agency providing a range of services including SEO, PPC, design and development. When relocating the head office to Atria, it was important, as a creative company, that the space was vibrant to reflect this.

“We haven’t been at Atria for long but we’re really happy so far. The office itself is really light and airy and there is plenty of space for the team to hold brainstorming sessions and be creative which is really important in our industry. The building itself is also in great location for our business with easy transport links for those who travel in on the train or by car.”

Tom Rosillo

Brand Manager at Bring Digital



Creating places for business success

At Atria, we can accommodate a variety of businesses and provide space from 400-26,500 sq ft on a flexible lease. With the help of our project management service we're able to help design and maximise your space, ensuring you have an office that's suited to your specific requirements. You can also personalise the space with company branding, creating an office that reflects your business.

Our in-house teams provide you with a one-stop shop for your property management needs, allowing you to feel confident that the service delivered will always be of the highest quality. From day to day property management to large scale building improvements, we can offer a full range of services.

With the concentration and variety of our office portfolio across the Manchester region signing up for a lease with us also gives your business a greater degree of flexibility. Should your needs change over time; we're more than happy to move you to other premises in our portfolio, all within the terms of your existing lease.

 **400 – 26,500 sq ft**

OFFICE SPACE AVAILABLE IN SQ FT



The Bruntwood way

At Bruntwood, we believe that we have a responsibility to always leave things better than we find them. There is always a way to improve the world around us, and by striving to do so we make that world better for ourselves, our customers and our communities.

What we do

The goal for all our activities is to create places for business success. If our customers succeed in their business, then so do we. In the long run, empty buildings are worthless and we have no business without our customers. The guiding principle of 'If you succeed, we succeed' underpins every aspect of our customer-focussed approach.

If our staff are successful in achieving their goals then we are too. We can't be a customer focussed business without being a people focussed business. If we invest in our people, we will deliver the best service to our customers.

If our cities improve and grow so do we. Our business is fundamentally linked to the places where we operate and for it to be successful in the long term, we need our communities to be both good places to do business and good places to live.



Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed. We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

bruntwood 

For more information on Atria or other properties in our portfolio please give us a call or visit the website.

0161 233 7877
bruntwood.co.uk

