



To Let - Headquarter Office building with on site parking

Burnden House, Viking Street, Bolton, North West, BL3 2RR

7,070 ft² (656.8 m²)

- Refurbished offices to a high specification
- Good access to A(666) and the regional motorway network
- DDA Compliant offices
- On Site Car parking
- Ready for immediate occupation
- A number of amenities nearby

Description

Burden House offers an impressive head quarter office accommodation which is ready for immediate occupation.

Internally, there is a reception entrance area on the ground floor in addition to a number of large private offices, large open-plan offices and a kitchen area, male and female and disabled WC facilities.

The first floor can be accessed either by stairwell or by a lift and provides a number of private offices, along with male and female and disabled WC facilities. The property benefits from a suspended acoustic ceiling, raised floor, perimeter trunking, air conditioning in part and gas central heating. The property also provides car parking for up to 23 spaces.

Location

Burden House is located on Viking Street, which in turn provides access on to Manchester Road via Weston Street. It is approximately half a mile from Bolton town centre and has good access to the A(666) via Manchester Road, which in turn links to the regional motorway network.

There are a number of retail parks, car dealerships and amenities nearby including Asda, McDonalds, Starbucks Carrs Pasties. The site benefits from excellent transport links and access.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides a total of 7,070 sq ft (656 sq m) of accommodation over ground and first floors

Floor	NIA m ²	NIA ft ²
Ground Floor Offices	334	3,601
1 st Floor Offices	322	3,486
Total	656	7,070

Rent and Lease Terms

£85,000 per annum (£12.00 per sq ft) exclusive of all other outgoings and payable quarterly in advance.

Available on a full repairing and insuring lease for a term of five years.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT maybe charged where applicable at the prevailing rate

Business Rates

Rateable Value: £61,500 .This is an extract from the Rating List and will not reflect Transitional Arrangements or Small Business Relief.

Viewing

Strictly through the sole agents Fletcher CRE

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