

To Let



Prominent High Quality Office Building

500 - 1,790 SQ FT (46.45 - 166.29 SQ M)

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

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Attractive five storey period property
- Sympathetically restored and refurbished offices
- Onsite café/bistro
- Manned reception facilities
- Business centre on 3rd floor
- Car parking included within rent (2 spaces per 1,000 sq ft) – located adjacent to St Georges House
- Walking distance of all town centre amenities
- Excellent transport links with immediate access to the A666 St. Peters Way and in turn National Motorway Network.



Map Data: Google Earth

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.

Local Amenities

- Holiday Inn
- Market Place Shopping Centre
- The Light Cinema
- Bolton Gate Retail Park
- Crompton Place Shopping Centre
- Bolton Town Hall
- Bolton Market
- Transport Interchange
- Bolton Shopping Park
- Waters Meeting Business & Retail Park

DESCRIPTION

The five storey property comprises an attractive and beautifully resorted, 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 Bistro & Art Gallery.

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, electrical heating and a passenger lift, accessing all floors.

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:

Suite	Size sq ft	Fully Serviced	Conventional Lease			
		All-in Rent	Rent	Service Charge	Utility/Insurance	Total conventional lease price
GF - S1	258	£6,192	N/A	N/A	N/A	N/A
1F - S1	500	£12,000	£4,750	£2,485	£1,250	£8,485
3F - S2	820	£19,680	£7,790	£4,075	£2,050	£13,915
2F - S2	1000	N/A	£9,500	£4,970	£2,500	£16,970
2F - S1	1535	N/A	£14,583	£7,629	£3,838	£26,050

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.

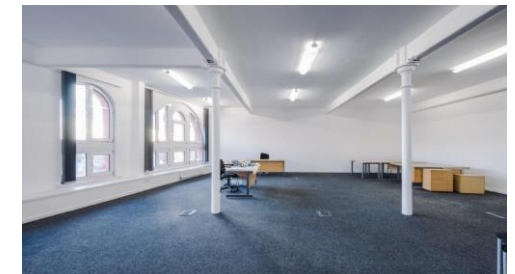
SERVICE CHARGE

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.

N.B. the service charge is included within the rental for any suites let by way of an "inclusive rental".

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority. The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.



LEASE TERMS

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

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 the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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

John Fletcher |

☎ 01204 221030 ✉ john.fletcher@fletchercre.co.uk



|

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

