



**TO LET**

**HIGH QUALITY STUDIO OFFICES  
WITHIN ATTRACTIVE CHARACTER  
OFFICE BUILDING**

**FROM 164 SQ FT TO 1,228 SQ FT**

**99 KING STREET  
FARNWORTH  
BOLTON BL4 7AX**





## Description

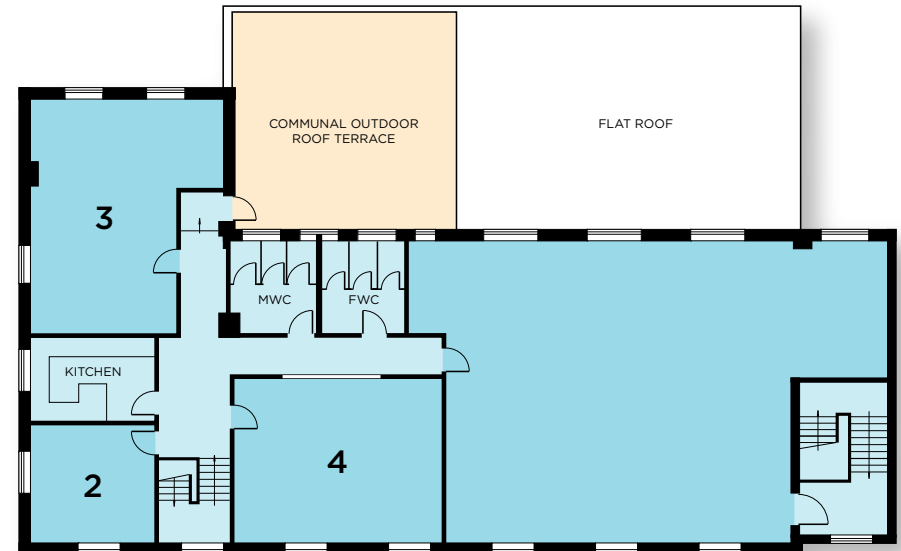
- High quality creative studio and office accommodation
- Character offices set within attractive, period building
- Ideal Headquarters opportunity
- Traditional wood panel flooring, exposed brickwork and contemporary lighting throughout
- Gas central heating
- Stylish and contemporary Kitchen and WC facilities
- Secure private parking at the rear
- Superb roof terrace ideal for client/customer entertaining



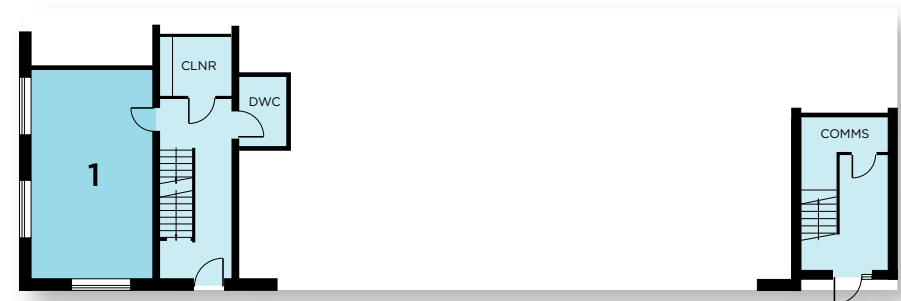
## Available Accommodation

We have the following accommodation available.

Office 1	262 sq ft	£7,860pa
Office 2	164 sq ft	£4,920pa
Office 3	432 sq ft	£12,960pa
Office 4	370 sq ft	£11,100pa



First Floor Plan

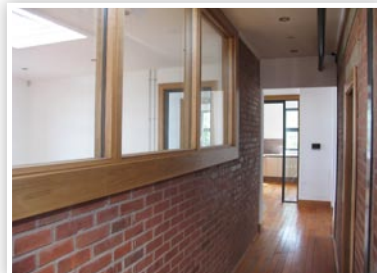


Ground Floor Plan



### Lease Terms and Rental

The accommodation is available by way of a new Lease on terms to be agreed on an inclusive rental package (except occupiers are responsible for their own electric, telecoms installations and business rates, although each suite benefits from 100% business rates exemption for qualifying occupiers).



# BOLTON



- 1 99 King Street
- 2 Asda Supermarket
- 3 Farnworth Bus Station
- 4 Farnworth Shopping Centre
- 5 Post Office
- 6 Lidl
- 7 Tesco Supermarket



## Location

The property is located prominently fronting King Street in centre of Farnworth, Bolton, Greater Manchester, situated within a short walking distance of all the Town Centre amenities, including Brackley Street, which is the subject of the exciting Farnworth Green regeneration (by Capital&Centric). The project is well underway and will include new bars, eateries, coffee shops together with a green public square, making 99 King Street the ideal location for your offices and for entertaining/meeting with your clients.

- **Approx. 1/2 mile from Farnworth Train Station**
- **Approx. 1 mile from M61/Kearsley Spur**
- **Approx. 2 miles south east of Bolton, 4 miles south west of Bury and only 7 miles north west of Manchester City Centre**

## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## Viewing

By appointment with the sole agent Turner Westwell:



**Daniel Westwell**

daniel.westwell@turnerwestwell.co.uk

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