

# Commercial Union House

Great Moor Street, Bolton, BL1 1NH



**Office Space to Let**  
3,688 to 7,633 sq. ft. net

Three storey, self-contained office building in the heart of the town centre with 6 car parking spaces overlooking Bolton Transport Interchange.



**0161 228 1001**  
[avisonyoung.co.uk](http://avisonyoung.co.uk)



**Commercial Union House comprises of 2 levels of self-contained offices above a range of retail outlets which benefits from the following specification:**

- Available as a whole or separate floors
- Self-contained entrance
- Window blinds
- Open plan layout with good natural light
- Perimeter trunking
- Kitchen and WC facilities
- Several small offices and private meeting rooms
- Central heating
- Suspended ceiling with recessed lighting
- Carpeting



## Accommodation:

Floor	Area Sq. Ft.	Area Sq. M.
First Floor	3,688	342.62
Second Floor	3,945	366.60
<b>Total</b>	<b>7,633</b>	<b>709.22</b>



## Location:

Commercial Union House is situated in the heart of Bolton Town Centre fronting Great Moor Street, which links to Bradshawgate, the A666 and the inner ring road

The property overlooks Bolton's bus and train stations, which in turn, provides links to Manchester City Centre, and other main cities and towns. The main Crompton Place car park is in close proximity, as well as a number of multi-storey and open-air car parks.

An extensive range of retail and leisure amenities are within easy walking distance

## Terms:

To let for a term to be agreed at competitive rentals.  
Quoting terms available on application.

## Viewing:

By appointment with Avison Young.

Rupert Barron  
0161 956 4091 / 07500 840978

[Rupert.barron@avisonyoung.com](mailto:Rupert.barron@avisonyoung.com)

## Business Rates:

The tenant will be responsible for payment of business rates direct to the Local Authority.

## Service Charge:

Upon application.

## EPC:

Available on request.

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