

TO LET

SUPERB MODERN OFFICE PREMISES

467.38 SQ M (5,031 SQ FT)

Lamb & Swift
Commercial Property

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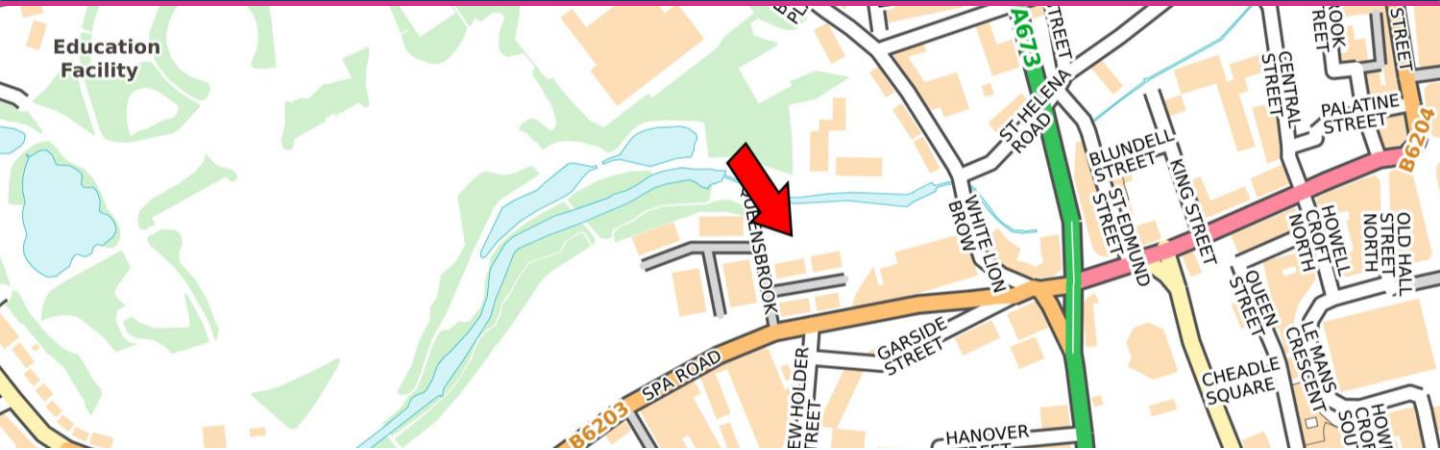


**INTERNATIONAL HOUSE
BOLTON TECHNOLOGY EXCHANGE
16-22 QUEENSBROOK
SPA ROAD
BOLTON
BL1 4AY**

£53,000

Per annum

- **Detached office premises with high quality finish**
- **Facilities include meeting room, boardroom and reception area**
- **Kitchen and WC facilities**
- **£53,000 per annum**
- **31 on-site car parking spaces with a 'free to use' overspill of around 20 spaces**
- **Good mix of open plan and cellular accommodation**
- **On-site security and manned entrance, key fob entrance and CCTV**



LOCATION

The subject property is situated upon Bolton Technology Exchange, which is prominently located upon Spa Road (B6203). Spa Road leads onto Deansgate, the main road through Bolton Town Centre. Bolton Bus and Train Interchange is only a 10-minute walk, which connects direct to Manchester, Manchester Airport and beyond.

The property is surrounded by Queens Park, a 22-acre Victorian park nestled in the heart of the town. It also benefits from being populated by a mix of local retailers and national operators such as McDonalds, Howdens, Primark, Morrisons and Sainsburys.

DESCRIPTION

Comprising a traditional constructed office premises set beneath a pitched and profiled metal sheet roof covering above part brick and part rendered elevations.

The accommodation itself presents a range of modern and stylish office units, together with co-working spaces and virtual office solutions. It is spread over one level for easy access and there is a communal kitchen and the communal WC's.

Externally, there is a generous on-site car park of 31 spaces for employees and visitors as well as a barrier entrance manned by security.

Queensbrook provides a perfect opportunity for both new and growing businesses to acquire prestigious and professional workspace yet with flexibility and cost certainty, ideal in the current climate.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description	SQ M	SQ FT
Office	467.38	5,031

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £43,500 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICE CHARGE

There is a service charge applicable at the current rate of £24,940.52

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of years to be agreed.

The asking rental is £53,000 per annum.

SERVICES

The mains services connected to the property are water supply, electricity supply and of course, mains drainage. Please note that none of the service installations or appliances have been tested.

VAT

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

EPC

Energy Rating: B (39)

Units 16-22 Queensbrook BOLTON BL1 4AY	Energy rating B
Valid until 29 November 2032	Certificate number 9712-2197-4352-5635-5364

VIEWING

Strictly by appointment with joint agents, Lamb & Swift Commercial or Nolan Redshaw.

Telephone: 01204 522275
01617630828

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