



**FIRST & SECOND FLOOR OFFICES
FROM 406 SQ M (4,370 SQ FT)
TO 1,851 SQ M (19,920 SQ FT)**

TO LET

**ASPINAL HOUSE
MIDDLEBROOK
BOLTON
BL6 6QQ**

- The development is ideally placed adjoining Junction 6 of the M61 motorway
- Passenger lift
- CCTV site security
- On-site car parking , 1 space allocated per 23 sq m (249 sq ft)



LOCATION

Middlebrook is unrivalled to anywhere else in the UK including retail, leisure, hotel, conference and sports facilities.

The Park benefits from two superstores: ASDA and Tesco Extra and numerous high street brands such as M&S, River Island, Argos and Boots. There are a wide variety of restaurants including Bella Italia, ASK Italian, Nando's, Wagamama, Pizza Hut, Coast to Coast and Chiquito in addition to fast food outlets: McDonalds, Subway and KFC and cafes; Costa Coffee and Starbucks.

There are traditional pub restaurants and hotels on site including Bolton Whites and Premier Inn hotels, two petrol stations and superb on-site conference and leisure facilities including the University of Bolton Stadium and Stateside Bolton Area plus Vue Cinema and Hollywood Bowl.

SPECIFICATION

- VRF heating and cooling
- Fully accessible raised floors
- Contract quality carpet tiles
- Triple compartment floor outlet boxes
- Suspended ceilings
- Modular LG3 lighting
- Double glazing
- Fully tiled male and female toilets
- Disabled persons toilets
- Passenger lift
- CCTV site security

LEASE TERMS

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

RENTAL

Initial rental £15.25 per sq ft plus VAT.

ACCOMMODATION

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

First Floor	925 sq m	(9,960 sq ft)
Second Floor	925 sq m	(9,960 sq ft)
Total	1,851 sq m	(19,920 sq ft)

The accommodation can be sub-divided to provide space from 406 sq m (4,370 sq ft).

SERVICE CHARGE

£5.64 per sq ft plus VAT excluding building insurance premium.

RATES

To be assessed. We suggest a rates payable figure of £5.75 per sq ft is used for budget purposes at this stage.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

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

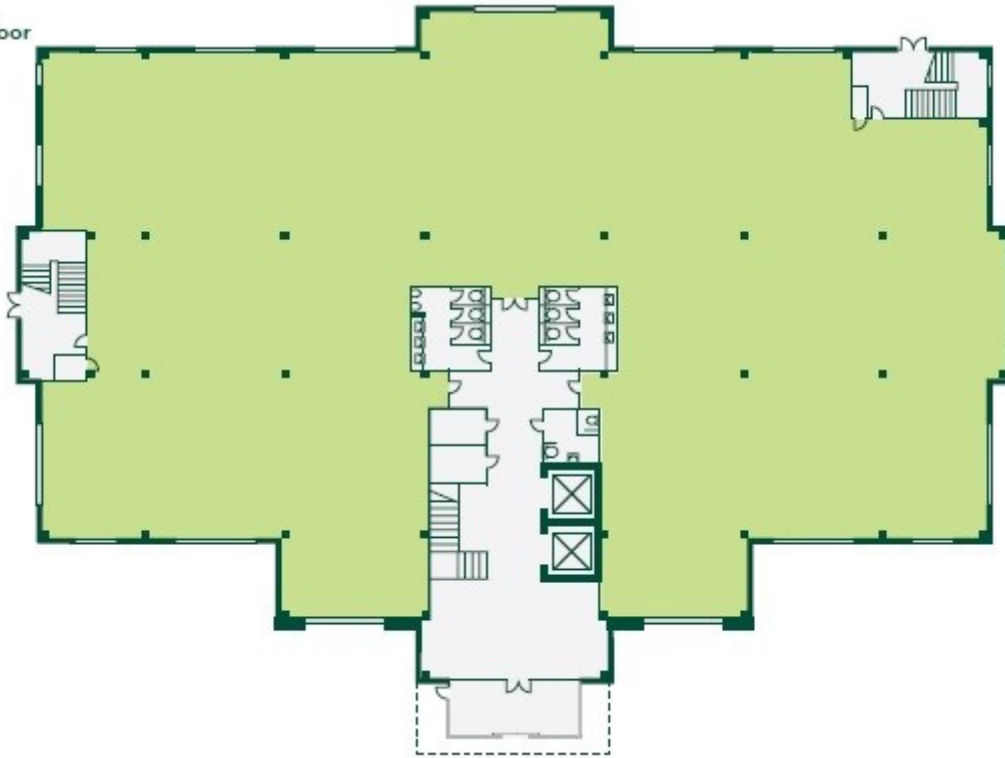
VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.
 Contact: Nick Swift
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Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give 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 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 Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

Ground floor



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