

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



5,031 Sq Ft (467.38 Sq M)

- **DETACHED OFFICE PREMISES**
- **POPULAR ESTATE**
- **CLOSE TO BOLTON TOWN CENTRE AND ALL AMENITIES**



LOCATION

Bolton Technology Exchange is located off Spa Road, to the Western side of Bolton Town Centre, with 0.25 miles of the Town Centre and all its amenities.

The development provides excellent access to the M61 Motorway and St. Peter's Way the A666 giving direct access to the M60 and National Motorway Network.

DESCRIPTION

The available premises comprise of an open plan detached office building with pitched steel profile clad roof and brick walls, together with powder coated aluminium full height windows to the front elevation. Access is via a well proportioned reception area, with Male and Female W.C's.

The office accommodation is relatively open plan with modern glass cellular offices created, providing private meeting rooms and boardroom. A fully fitted kitchen is in situ. The office benefits from suspended ceiling with LED lights and air conditioning system.

Generous parking is available to the premises and access to the estate is via a key fob security entrance, which is manual during evening hours.

ACCOMMODATION

	Sq. Ft.	Sq. M
Total Area	5,031	467.38

(Measurements to be confirmed)

SERVICES

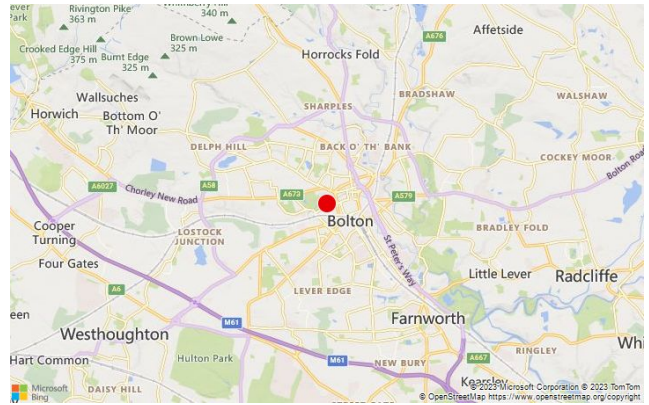
All main services are installed to the premises.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£10.50 per Sq. Ft.



SERVICE CHARGE

There is a current service charge of £24,940.52 this covers the maintenance to the common areas, landscaping, manned security, CCTV, barrier and key fob entrance.

LEASE TERMS

The premises are available by way of a new full repairing insuring lease for a term to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the current rateable value to be £43,500 per annum.

VAT

Rents quoted will be subject to VAT at the prevailing rate.

EPC

The property has an Energy Performance Rating of B.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828

VIEWING

Strictly by appointment with the joint agents.

NOLAN REDSHAW

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

LAMB & SWIFT

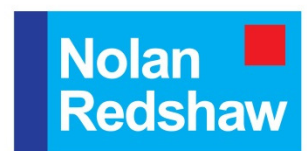
Contact: Nick Swift
Tel: 01204 393 000
Email: nswift@lambandswift.com

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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 **0161 763 0828**



Energy performance certificate (EPC)

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

Offices and Workshop Businesses

Total floor area

467 square metres

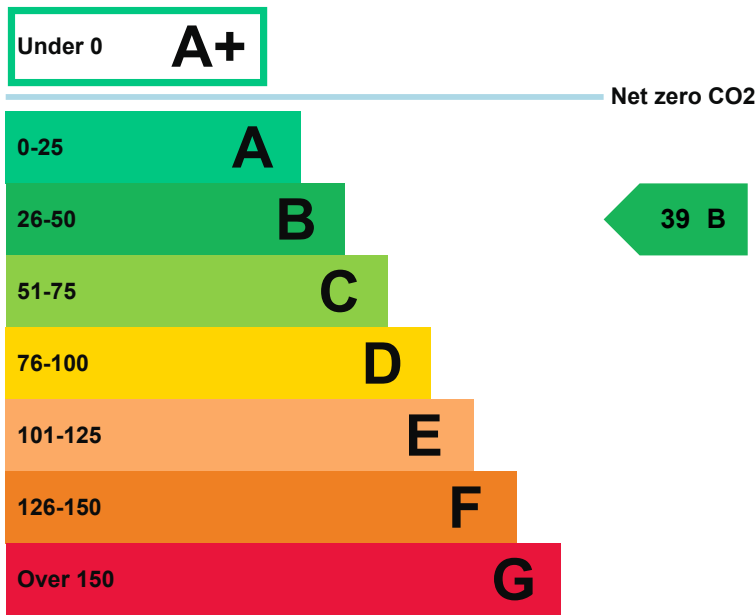
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

31 B

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Property

Units 16-22 Queensbrook, Spa Road, Bolton, BL1 4AY

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Valuation

Current rateable value (1 April 2023 to present)

£43,500

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£43,500
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£41,250

Hide all sections

Valuation details , Hide

Description [Help with Description](#)

Offices and premises

Local council

Bolton

Local council reference [Help with Local council reference](#)

1D8140011000

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)
637274Base rate [Help with Base rate](#)
£95.00Measurement method [Help with Measurement method](#)
Gross internal areaTransitional relief certificate issued [Help with Transitional relief certificate issued](#)
NoSpecial category code [Help with Special category code](#)
203G[How the rateable value is calculated , Hide](#)

The Valuation Office Agency (VOA) uses a ‘rental’ method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 637274](#) which groups comparable properties together.

[More about how business properties are valued](#)

Description	Offices floor areas		Value Help with Value
	Area m ² /unit	£ per m ² /unit	
Ground floor office	328.9	£99.75	£32,808
Ground floor office	114.3	£95.00	£10,859
Ground floor staff toilets	26	£0.00	£0
Total	469.2		£43,667

Valuation

Total value £43,667**Rateable value (rounded down) £43,500**[Get help with this valuation](#)

Help with current valuation

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Business rates relief , Show

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Compare your property with others like yours and see their:

- rateable values
- rateable value calculations

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