



133 Bennetts Lane, Room 4

£350

Bolton

Nestled in the heart of Bolton, this charming period commercial property on Bennetts Lane offers an excellent opportunity for those seeking office space to let. The property features a well-appointed reception area, providing a welcoming environment for clients and visitors alike.

This space is ideal for small businesses or professionals looking to establish a presence in a vibrant community. The shared bathroom facilities ensure convenience for both staff and guests, making this an efficient choice for any office setup.

The character of the period property adds a unique charm, setting it apart from more modern office spaces. Its location in Bolton means you will benefit from the amenities and transport links that the area has to offer, making it a practical choice for your business needs.

This office space is not just a place to work; it is an opportunity to be part of a thriving local environment. If you are looking for a distinctive office space that combines functionality with character, this property on Bennetts Lane is certainly worth considering.



- Beauty space and office space to rent
- Excellent location with good passing traffic and footfall
- Use of W.C area

#### Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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