



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL



To Let – Town Centre Self Contained Office

Generous rent free period available at the start of the term

25 Bradshawgate, Bolton, BL1 1EL

1130 ft² (105.0m²)

- Prominent town centre location
- Partitioned to provide various sized offices
- New flexible lease available
- Ready for immediate occupation
- Within 5 minute walk to the main bus and train station



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Description

The 1st floor offices form part of an impressive building of brick construction.

The suite is of a basic standard providing 6 partitioned offices of varying sizes and benefits from a fitted kitchen and ladies and gents WC facilities.

The suite is carpeted throughout and is fully cabled.

Location

The subject property is located fronting Bradshawgate (A575), one of the principle roads leading through Bolton town centre. The property has great transport links with the A666 St Peters Way providing access to the M61 and ultimately the national motorway network.

A range of amenities are provided in the nearby vicinity including rail and bus connection, retailing facilities and public car parking.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA)

1130 ft² (105.0m²)

Rent and Lease Terms

£9,000 Per annum payable monthly in advance for a term to be agreed.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate.

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

Ruth Bates

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