



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL



## To Let – Recently Refurbished Flexible Office Accommodation

---

**1 Wood Street, Bolton, BL1 1EB**

**1155 ft<sup>2</sup> (107.3m<sup>2</sup>)**

- Impressive Period Town Centre Offices
- Set within an attractive conservation area of Bolton
- Ready for immediate occupation, recently refurbished
- All-inclusive rental

BURNDEN HOUSE, 2-10 BRADSHAWGATE, BOLTON, BL1 1DG | 01204 535353 | MILLERMETCALFE.CO.UK

Troutbeck Estates Ltd trading as 'Miller Metcalfe' registered in England and Wales. Registration Number: 12456977. Registered Office: Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG.



# Miller Metcalfe

BUSINESS · RETAIL · INDUSTRIAL

## Description

The Building is set within an attractive Conservation area of the Town Centre and comprises refurbished offices on the third floor.

The 3rd floor has recently been renovated to a high standard. The specification includes gas central heating, newly fitted male and female W.C.s.

The 3rd floor is currently a mix of cellular offices although this can be reconfigured to open plan depending on the tenant's requirements.

The offices can be offered on flexible license agreements.

## Location

The subject property is situated on Bradshawgate a main thoroughfare through Bolton Town Centre and close to many local amenities and within walking distance from the soon to be developed Bolton Bus and rail terminal. It is located in a mixed use commercial area incorporating a variety of occupiers such as professional offices, retail operators and leisure users.

## Planning Use

B1 office use

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

To be assessed on occupation.

Smaller office suites likely to qualify for the small business rate relief. All interest parties are advised to contact Bolton Council to confirm in this regard.

## Viewing

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

Ruth Bates

07388 996141

01204 535353

[ruth.bates@millermetcalfe.co.uk](mailto:ruth.bates@millermetcalfe.co.uk)



Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.