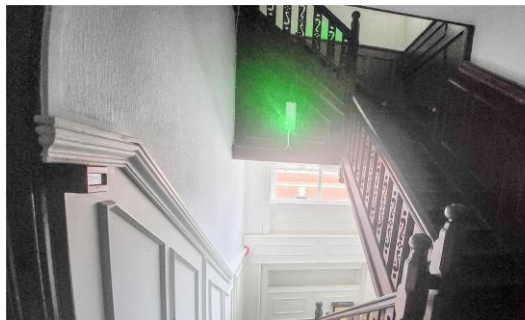




Miller Metcalfe
COMMERCIAL



To Let – Town Centre Office ALL INCLUSIVE RENTAL



Bradshawgate, Bolton, BL1 1EL

226 ft² (21.0m²)

- Different size suites available
- Competitive 'all inclusive' rents
- Flexible lease terms available
- Ready for immediate occupation
- Within 5-minute walk to the main bus and train station
- Well-established town centre location

Miller Metcalfe, Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG
01204 535353 Option 3 | www.millermetcalfe.co.uk/commercial/



Description

All- Inclusive Rental

The Building is set within an attractive Conservation area of the Town Centre located just off the popular Bradshawgate and comprises offices arranged over first and second floor levels.

The available office is located on the first floor and specification includes Gas central heating, double glazed windows and is carpeted throughout with shared kitchen and W.C. facilities.

The offices can be offered on an all-inclusive flexible license agreement.

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 latest RICS code of measuring practice on a Net Internal Area basis (NIA) 226 ft² (21.0m²)

Rent & Lease Terms

£350 per calendar month.

Quoting rent includes utilities. Lease for a term to be agreed, subject to contract.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.



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

Ms Ruth Bates

01204 535353 Option 3

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.

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