



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

## To Let

Salop Street, Bolton, BL2 1DZ

1022 ft<sup>2</sup> (94.9m<sup>2</sup>)

- The property provides 1022 ft<sup>2</sup> (94.9m<sup>2</sup>) of accommodation on a net internal area basis.
- Lift access to all floors
- Excellent communal facilities
- Maintained to a very high standard
- Onsite Carparking



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

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.

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## Description

The newly refurbished available suite is located on the second floor of Bridgeman Court and is ready for occupation.

The available space is mainly open plan with two glass partitioned offices and is decorated to a high standard with LED lighting, air conditioning units and is carpeted throughout.

The property has the benefit of a communal break out area, both male and female WC facilities, a lift to all floors and a gated car park to the front of the property.

### Location

The subject property is located in a prominent corner position fronting Salop Street. The premises benefit from excellent transport links in and out of the Town Centre and have good connections with St Peters Way, and in turn the M61 Motorway ultimately linking to the National Motorway Network. The property is also within a short walk of both the newly developed Bolton Train Station and Bolton Bus Station.

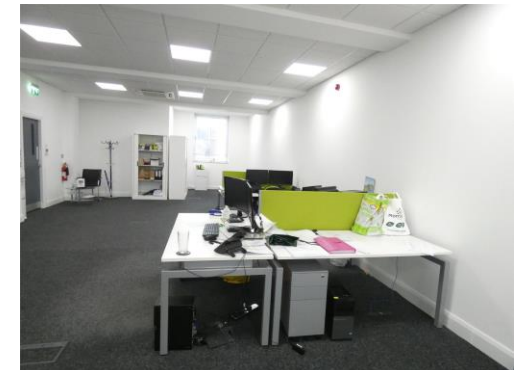
### Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis 1022 ft<sup>2</sup> (94.9m<sup>2</sup>)

### Rent & Lease Term

£15,000 Per annum exclusive of all other outgoings on lease terms to be agreed subject to contract.

There will be a service charge levied to recover the cost of utilities, external building maintenance, cleaning and repairs of common areas.





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#### EPC

A copy of the EPC is available on request.

#### VAT

VAT is applicable.

#### Viewing

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

Jack Stephenson

[jack.stephenson@millermetcalfe.co.uk](mailto:jack.stephenson@millermetcalfe.co.uk)

01204535353 Option 4



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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We've dealt with Miller Metcalfe Commercial on a few occasions now. **Always happy to help and often goes out of their way** to ensure the process of finding vacant properties and arranging viewings runs seamlessly.

Northern Monkey

”

“

The Miller Metcalfe Commercial team are **always great to deal with** with both Commercial property sales and lettings and we look forward to doing more and more business together in the future.

ATW Property

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“

We used Miller Metcalfe for our Commercial letting and they were amazing - **really helpful, fast response and great aftercare** - once we were in they even came and took pictures for us. The staff are all lovely and can't do enough to help. **Would definitely recommend Miller Metcalfe Commercial!**

D Jackson

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CONTACT  
US

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