



1 MERCHANT'S PLACE

RIVER STREET . BOLTON . BL2 1BX

CHARACTER OFFICES TO LET | 888 - 3,505 SQ FT

LOCATION

1 Merchants Place is located just 5 minutes walk from Bolton Town Centre, providing occupiers with ample amenities and excellent transport links.

Bolton's recently upgraded Market Place Shopping Centre is a 15 minute walk and offers a fantastic variety of leisure facilities, shops, bars and restaurants, including Debenhams, Zara, H&M, Prezzo, Nando's and a 9 screen cinema.

Bolton Train Station is a 5 minute walk from the property providing a 20 minute journey time into Manchester city centre.

Occupying a prominent position on River Street, 1 Merchant's Place is perfectly positioned to provide quick and direct access to the A666.



DESCRIPTION

Merchants Place is a converted mill that has been refurbished to provide Grade A office accommodation sympathetic to the buildings heritage and history. Arranged either side of a stunning glass atrium, the building has the benefit of the following features:

- Grade A specification
- Raised Access Floors
- Aluminium coated double glazed windows
- VRV Heating and Cooling system
- LG3 lighting to offices
- DDA compliant
- 5 No x 8 person passenger lifts
- WC facilities to all floors
- 24/7 – 365 CCTV security
- Generous secure car parking included



ACCOMMODATION



FLOOR	AREA SQ. FT.	AREA SQ. M.
BASEMENT	888	82.5
PART FIRST	2,137	198.5
PART SECOND	3,505	325.6
PART THIRD	1,765	164.0

Measured in accordance with the RICS code of measuring practice 6th edition (as amended) on a net internal basis

TERMS

TENURE

The office is available to let by way of a new lease, for a term of years to be agreed.

VAT

VAT will be applicable at the prevailing rate

VIEWING

Strictly by appointment with the letting agent.

CONTACT

For further information please contact:

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