



To Let Modern Office Accommodation

First And Second Floor Offices, 33 Shiffnall Street, Bolton, Lancashire, BL2 1BZ

1,719 - 3,651 ft² (159.70 - 339.18 m²)

- Modern Office Accommodation
- Ready For Immediate Occupation
- Excellent Transport Links
- Flexible Lease Terms Available
- Close to Bolton Town Centre

Description

The property provides a converted Mill building with the ground floor already let, the first and second floor office accommodation are available. Refurbished to a high standard. There is the option to lease either both floors as one or individually.

The property has a shared access with ground floor entrance. Each floor is open plan with impressive and modern office accommodation. The specification includes LED lighting, CATV Cabling, carpet, heating and cooling air conditioning, UPVC windows along with x1 W.C.s. on the first floor and x2 W.C.s on the second. Street parking is available directly outside the property.

Location

The subject property is located on Shiffnall Street, off Bradshawgate, one of the main arterial routes through Bolton town centre. The property has good transport connections and is located within approximately a 1 minute drive to the A666 (St Peter's Way), which connects to the M61 motorway and ultimately the national motorway network.

Accommodation

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

Floor	NIA m ²	NIA ft ²
First floor	159.7	1,719
Second floor	179.5	1,932
Total	339.2	3,651

Rent and Lease Terms

- 1st Floor £17,000 per annum
- 2nd Floor £19,000 per annum
- Total together £36,000 per annum

All rents are exclusive of all other outgoings and payable monthly in advance. The lease will be on internal repairing and insuring terms for a term to be agreed. A service charge will also be payable.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

To be assessed on application

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk



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