



## To Let High Quality Refurbished Offices

**Newspaper House, 40 Churchgate, Bolton, BL1 1HL**

**3,000 – 15,595 ft<sup>2</sup> (278 – 1,448 m<sup>2</sup>)**

- High quality modern offices
- Contemporary accommodation with high quality finishes
- Flexible & adaptable floor plates
- Located within attractive "Churchgate" Conservation Area of Bolton
- On-site car parking
- Ready for Immediate Occupation

## Description

Newspaper House comprises a modern detached 4 storey office building with availability on the ground, first and third floors.

The accommodation is accessed via a superb common reception area from Churchgate. The offices have recently undergone a comprehensive refurbishment programme to provide high quality contemporary offices, which are open plan in layout with fitting private offices and meeting rooms and as such benefit from being flexible and adaptable. The accommodation is suitable for a variety of different sized occupiers and may sub-divide to suit individual requirements.

There are 7 on-site car parking spaces in total.

### Specification:

- Modern suspended ceiling
- Perimeter trunking
- High quality LG7 lighting
- Passenger lift servicing all floors
- Air Conditioning
- Contract quality carpet tiles
- On-site car parking

## Location

The property is situated on Churchgate, Bolton in a secondary retailing location, on the fringes of the Town Centre. This area of Bolton lies within a Conservation Area and close to the Parish Church, it comprises a mixture of office users, secondary retail occupiers and night time leisure/pub users..

## Accommodation

In accordance with the latest RICS Code of Measuring Practice we have calculated the following Net Internal Areas:-

Floor Area	Sq m	Sq ft
Ground Floor	278	3,000
First Floor	590.00	6,351
Third Floor	580.10	6,244

\*Floor plates may split to suit requirements - further details

## Rent and Lease Terms

Rent from £12.00 per sq ft exclusive of all outgoings, payable quarterly in advance.

The suites are available on full repairing and insuring lease for a term to be agreed.

A service charge will also be payable, further information can be provided upon request.

## Planning Use

Use Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Business Rates can be provided upon request

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030  
info@fletchercre.co.uk

