

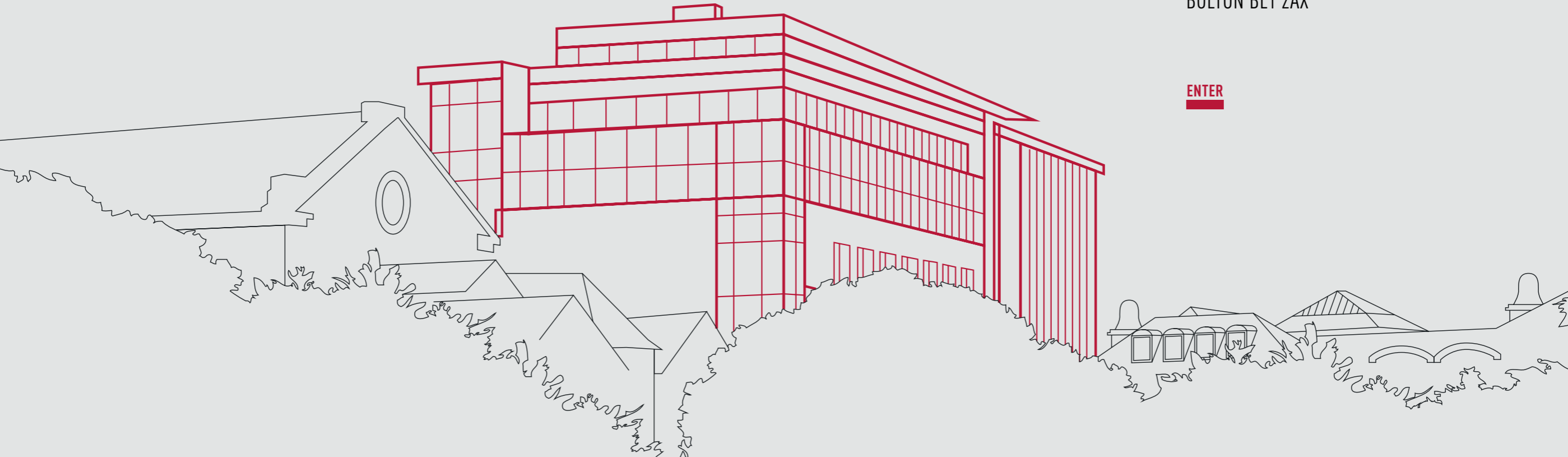
**TO LET GRADE A OFFICES
WITH BASEMENT CAR PARKING**

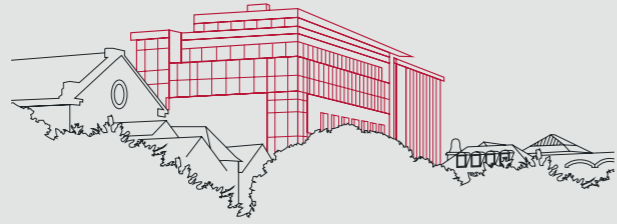
FINAL 4,297 SQ FT

120
BARKST

BOLTON BL1 2AX

ENTER





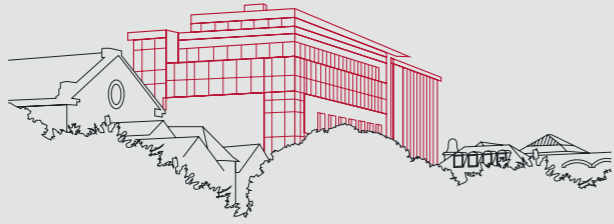
SITUATED AT THE HEART OF BOLTON'S THRIVING CORE



DESCRIPTION

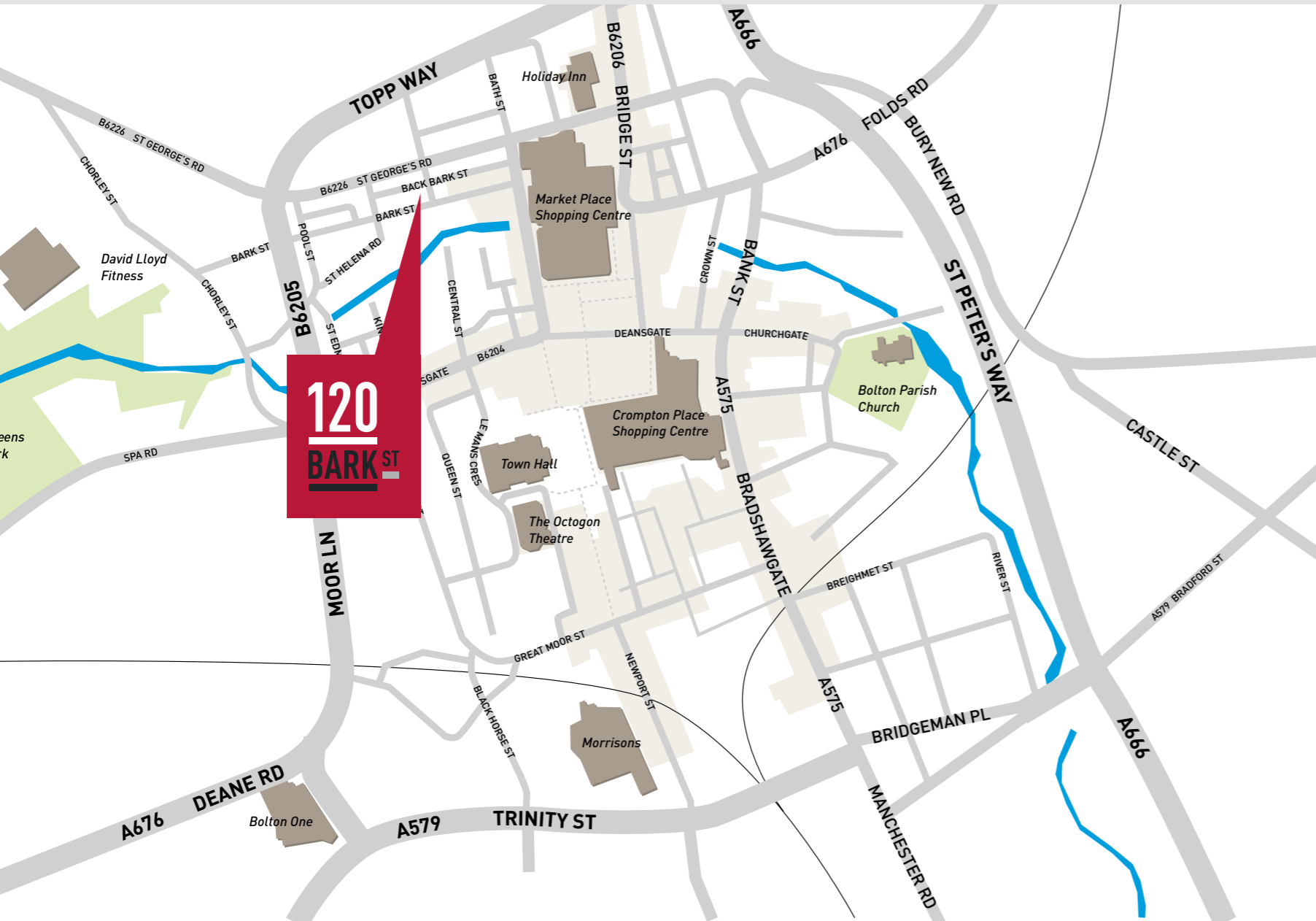
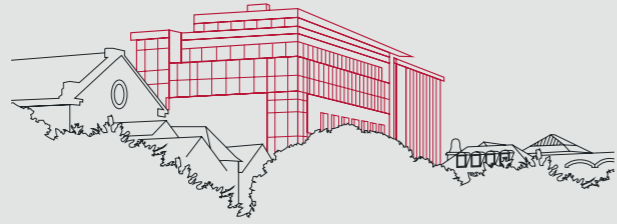
Bolton's highest quality office property has obvious kerb appeal. The Town's tallest building provides 8 storeys of open plan Grade A space with roof top views, LED lighting, full height glazing, lift access, undercroft parking and a high quality finish.

A tenant focused management team and high calibre occupiers combine to provide a successful environment for any business.



AN IMPRESSIVE BUILDING



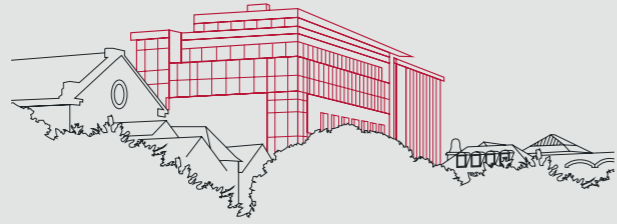


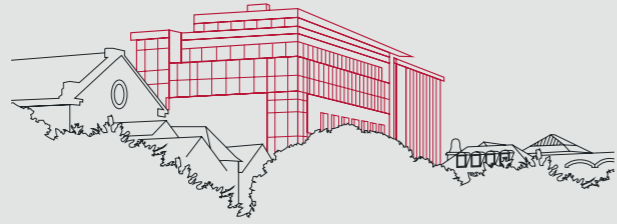
LOCATION

Overlooking Bolton Town Centre facing south and positioned on Bark Street, just off St Georges Road and Knowsley Street on the north west corner of Bolton's retail and business core. Located within a good and fast road network just off the A666, and close to the M60, M61 and motorway network. Arterial route bus stops adjacent and only a 10 minute walk through the town centre from Bolton Railway Station and the Transport Interchange. Manchester International Airport is 21 miles away by motorway.

Travel Times	Miles	Mins
Manchester	14	27
Manchester Airport	21	28
Liverpool	36	41
Liverpool Airport	35	44
Birmingham	97	109
London	211	234





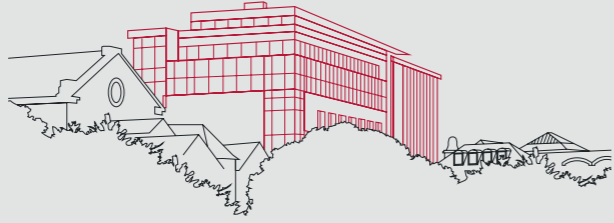


AMAZING AMENITIES ON YOUR DOORSTEP

AMENITIES

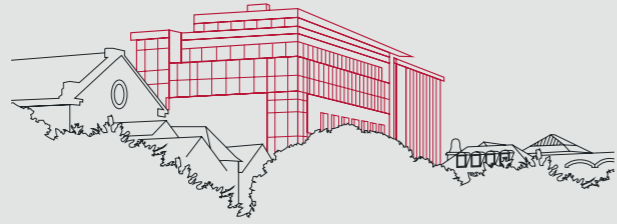
Bolton Town Centre's premier and recently upgraded Market Place Shopping Centre is a minute's walk along Bark Street. In addition to a 9 screen cinema, tenants have the benefit of a variety of shops including Primark, H&M, Ernest Jones, Boots and Costa Coffee, whilst restaurants and bars including Nando's and Great Ale reside in the award winning Vaults. David Lloyd Racquets and Fitness Centre and Queens Park is a short walk, and a multi-storey NCP Car Park is adjacent.





A FRIENDLY
WELCOME

All visitors
please report to
the reception
Handling Agent
CBRE
120 Bark St
Bolton BL1 2AX



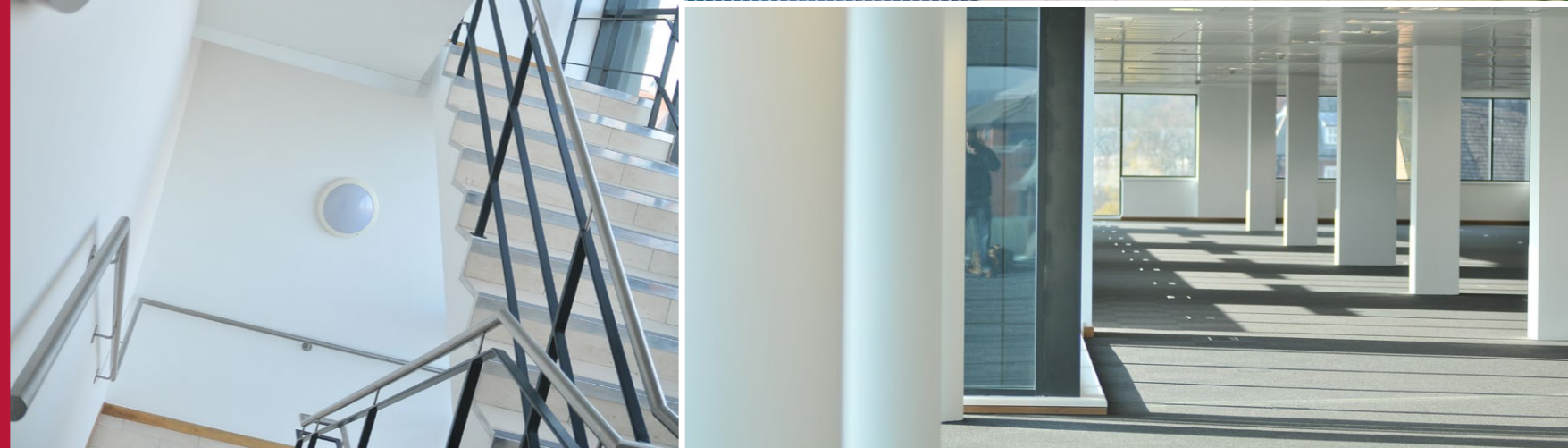
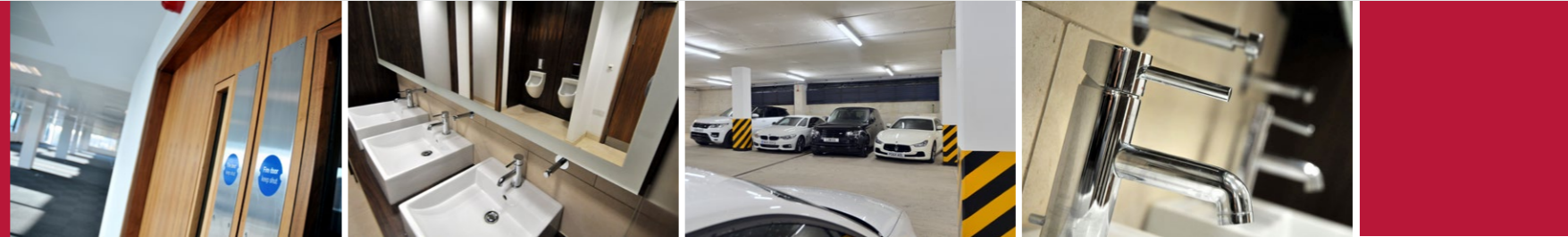
SUPERB FEATURES

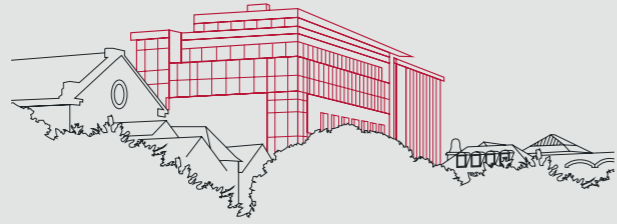
SPECIFICATION

- Feature glass walled reception area
- Large open plan office floorplates
- Three 8-person passenger lifts
- The mechanical, electrical and air conditioning systems are constructed to achieve a base occupancy of 1 person to 10 sq m
- VRV air conditioning system linked to a building management system
- Office floor to ceiling height of 2.6m
- Suspended metal ceiling tiles incorporating LED panel lighting and perimeter dimming
- 150mm raised access floors
- Structural grid variable 5.1m x 6.1m, 4.5m x 7.5m
- Flexibility – all floors can be sub-divided and sub-metered
- High quality internal finishes of walnut and travertine
- Integrated CCTV, intruder alarm and access control to all entry points
- DDA compliant and shower rooms situated on 1st to 7th floors
- Secure cycle store
- Secure undercroft parking and adjacent external surface parking

EPC RATINGS

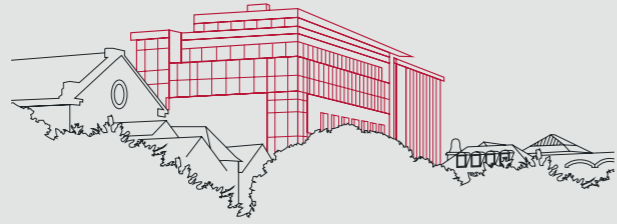
The building achieves a level 5 energy performance certificate of B on the open plan floorplates. Some existing tenants have achieved a level 5 energy performance rating of A post fitout.



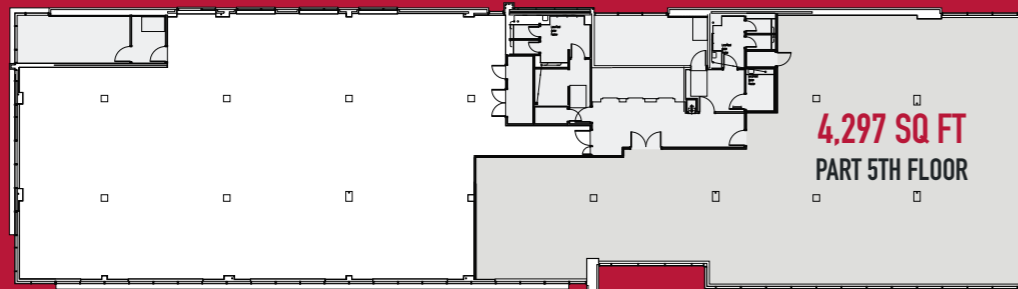
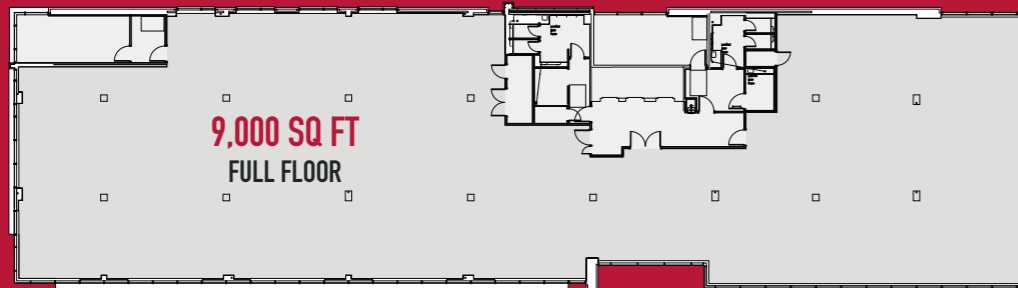


VIEWS ACROSS THE TOWN CENTRE





TYPICAL FLOOR PLANS
SHOWING INDICATIVE SPLIT

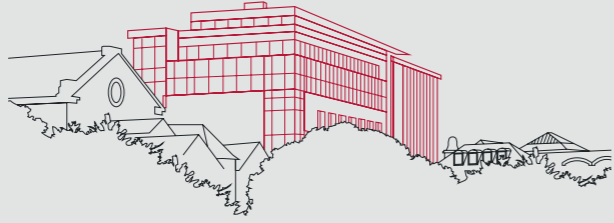


EXCELLENT FLOOR SPLITS

ACCOMMODATION

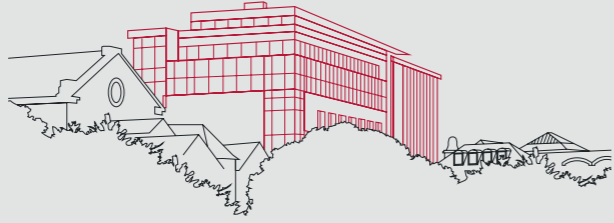
120 Bark Street can accommodate a range of suite sizes, from 3,000 sq ft to 9,000 sq ft per floor.

FLOOR	AVAILABLE (SQ FT)
Ground	Let
First	Let
Second	Let
Third	Let
Fourth	Let
Fifth	Part To Let 4,297 sq ft
Sixth	Let
Seventh	Let
TOTAL AVAILABLE	4,297 SQ FT



**BRIGHT AND
SPACIOUS**

120 BARK ST



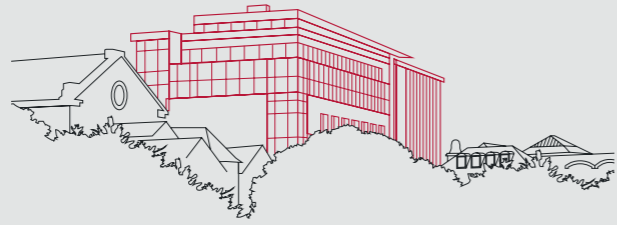
120 BARK ST - BOLTON - BL1 2AX

[HOME](#) [DESCRIPTION](#) [LOCATION](#) [AERIAL](#) [LOCAL AMENITIES](#) [SPECIFICATION](#) [ACCOMMODATION](#) [GALLERY](#) [CONTACT](#)



NEXT

120 BARK ST



120 BARK ST - BOLTON - BL1 2AX

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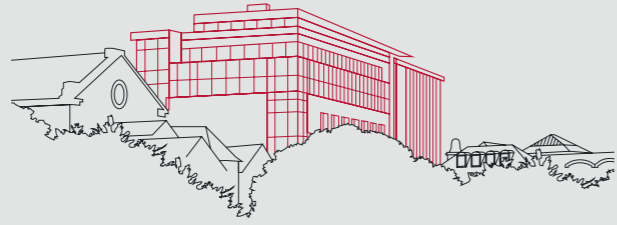


BACK

NEXT

Flexible office space
Fully equipped and work-ready
Available here
Regus
02015 280 3454
www.regus.co.uk

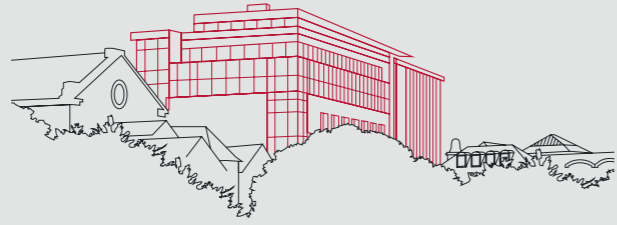
Meeting rooms available here



BACK

NEXT

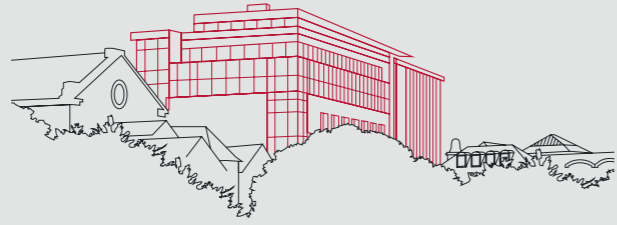
120 BARK ST



120 BARK ST - BOLTON - BL1 2AX

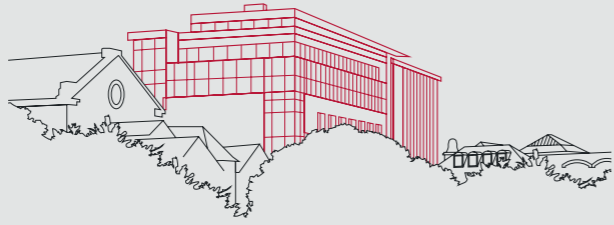
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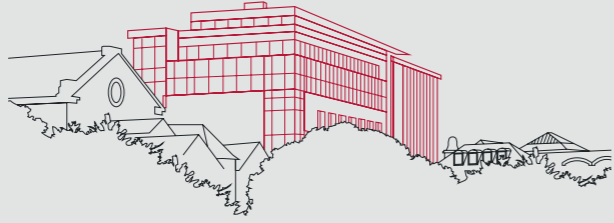
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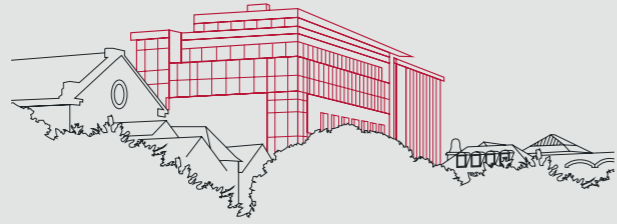


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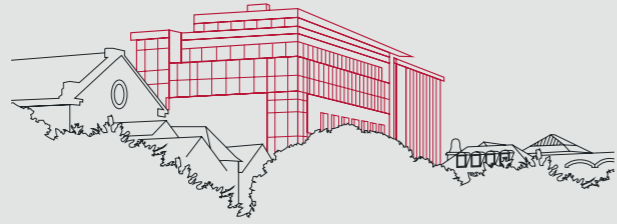
BACK



PERFECTLY PLACED FOR BUSINESS



120 BARK ST



120 BARK ST - BOLTON - BL1 2AX

HOME DESCRIPTION LOCATION AERIAL LOCAL AMENITIES SPECIFICATION ACCOMMODATION GALLERY CONTACT

FURTHER INFORMATION

For further information please contact the joint agents.

CBRE

Mark Garner

E mark.garner@cbre.com
M 07799 625236

Luke Fairbank

E luke.fairbank@cbre.com
M 07876 892387

Fletcher CRE

John Fletcher

E john.fletcher@fletchercre.co.uk
M 07855 773792

www.120barkstreetbolton.com

A development by



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