



To Let

4th floor Refurbished Office Suite

Fourth Floor Knowsley House, 6 Knowsley Street, Bolton, North West, BL1 2AH

572 ft² (53.14 m²)

- Landmark office building
- Recently refurbished throughout
- Attractive views over Bolton town centre
- Includes decked-rooftop area
- 1 parking space included with suite at additional cost

Description

The premises provide a 4th floor office suite comprising of three offices and kitchen. The offices have been recently refurbished, and provide perimeter trunking throughout.

The suite benefits from gas central heating and also provides an intercom system with 24 hour access to the building.

Included in the suite is a private decked rooftop area, accessed off the kitchen, providing attractive views over Bolton town centre. There is an option to take 1 parking space with the suite at an additional cost.

Location

The subject premises are located on Knowsley Street, near to the Market Place shopping centre. This is in close proximity to the inner ring road surrounding the town centre, which is well connected to the A666, and ultimately leads on to the regional motorway network. The property is also well serviced by a busy bus route, and is situated a 5 minute walk from Moor Lane bus station and approximately 10 minutes from Bolton train station.

Accommodation

Three offices and kitchen measured on a Net Internal Area (NIA) basis at 572 ft² (53.14 m²)

Rent and Lease Terms

£8,000 Per annum exclusive of all other outgoings

A service charge will be payable in addition to the annual rent further information can be provided upon request.

The lease will be held of a internal repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable at the prevailing rate

Business Rates

Business Rates payable by the incoming tenant. Tenants are asked to make their own enquiries regarding business rates exemption to Bolton MBC

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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