

3-5th Floor Offices
The Wellsprings,
Howell Croft South
Bolton
BL1 1SB



Grade A Modern Office
Accommodation

TO LET

from 1,000 - 22,674 ft² (278.7 - 2,106.41 m²)

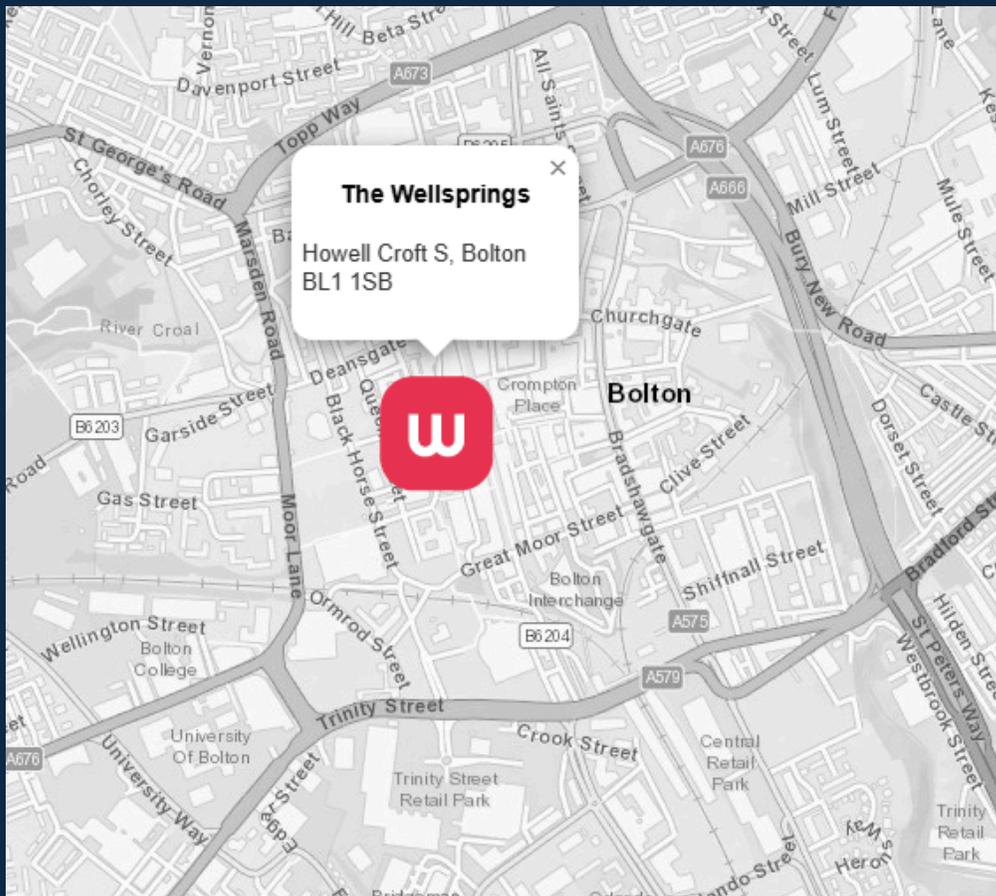
Location



The subject property is located in Bolton Town Centre just off Victoria Square, at Howell Croft South, directly opposite the Town Hall and next to the Octagon Theatre and car Park, in Bolton Town Centre.

Bolton is situated in the North-West of England, approximately 14 miles north of Manchester City Centre. Bolton has good access to the motorway network with Junction 5 of the M61 Motorway being located approximately three miles to the West of the town and the M60 Manchester Orbital Motorway approximately four miles to the South. Bolton railway station is a short walk from the subject property and provides local and regional rail links, with a journey time to Manchester City Centre of approximately 20 minutes.

This building is located at the heart of Bolton town Centre close to the new bus and rail interchange, the recently constructed Elizabeth Park and the Moor Lane Development. It is also close to the Market Place, Bolton Town Centre's main retail and leisure offering.



DESCRIPTION/ ACCOMMODATION

The subject property comprises a 5-storey office building which has undergone a comprehensive refurbishment to provide Grade A modern office accommodation. The 3rd to 5th floors are currently available and can accommodate requirements from approximately 1,000 sq ft up to 22,674 sq ft. The floor plates provide large open plan space which can be subdivided to create smaller self-contained suites from circa 1,000 sq ft, or alternatively let to a single occupier on a floor-by-floor or multi-floor basis depending on occupier requirements.

Smaller and flexible requirements may also be accommodated within the Oxford Innovation space on the 1st and 2nd floors.

The building benefits from an impressive ground floor entrance and manned reception, together with occupier amenities including breakout space, private meeting areas and an on-site coffee facility, accessible to both building occupiers and the general public.

The office accommodation is finished to a high specification, including exposed ceilings and services with LED lighting, full access raised floors, heating and cooling systems, two passenger lifts, and W.C. facilities on each floor. Additional amenities include ground floor shower facilities and a secure bike store.

Parking can be provided nearby at Octagon Car Park, subject to terms.

Flexible lease terms and incentives are available, including potential contributions towards tenant fit-out, subject to covenant strength and lease length.

- Central Location opposite Bolton Town Hall
- High specification Offices throughout
- Manned reception and on site amenities
- Short distance from the bus and rail interchange
- Close to the University of Bolton
- Surrounded by Town Centre amenities
- Parking available at the Octagon Car Park



3rd Floor 8,254 sq ft

4th Floor 7,532 sq ft

5th Floor 6,888 sq ft



TAKE A LOOK INSIDE...



INFORMATION

PLANNING

Use Class E - Offices

TERMS

Rental at £14 per sq ft exclusive of all other outgoings and payable quarterly in advance.

The lease will be held on full repairing and insuring terms for a term to be agreed.

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. Further information can be provided upon request.

BUSINESS RATES

Business Rates will be applicable and all parties should make their own enquiries with the rates department of Bolton Council

EPC

An EPC certificate will be provided upon application.

CONTACT

For more information, please contact the agent:



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