



To Let – High Specification Office Building

672 Blackburn Road, Bolton, Lancashire, BL1 7AJ

1,343 ft² (124.76 m²)

- Main Road Location
- Flexible Acomodation
- Refurbished to a high standard
- Suitable for a range of occupiers
- Ready for immediate occupation

Description

The property comprises a substantial mid-terrace office building arranged over ground, first and second floors, extending to approximately 1,343 sq ft.

The accommodation has been comprehensively refurbished to a high specification, providing modern and versatile office space. The layout incorporates a combination of open plan areas, private offices/meeting rooms, kitchen facilities and dedicated staff breakout space.

Specification features include suspended ceilings with integrated LED lighting, contemporary partitioning, modern décor throughout and excellent levels of natural light.

Given the flexible layout and quality of fit-out, the property is considered suitable for a range of occupiers, including small to medium-sized businesses, professional practices and medical users, subject to any necessary consents.

Location

The property occupies a prominent position on Blackburn Road, one of the main arterial routes linking Bolton Town Centre and the A(666). The location benefits from strong passing traffic together with convenient access to local amenities and public transport links. The surrounding area comprises a mixture of residential and commercial occupiers, which we believe supports a range of uses.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) over ground, first and second floors and extends to 1,343 sq. ft

Floor	NIA m ²	NIA ft ²
Ground floor	57.4	617.8
First Floor	41.8	450
Second Floor	25.7	276
Total	124.7	1,343

Rent and Lease Terms

£20,000 per annum payable monthly in advance and exclusive of all other outgoings.

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

Planning Use

Use Class E - Office

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £10,250 (1 April 2026 to present)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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