



To Let - Office Premises

1st and 2nd Floor, 29-31 Knowsley Street, Bolton, North West, BL1 2AS

786 ft² (73.02 m²)

- Fully fitted office finished to a high specification
- Ready for immediate occupation
- Suitable for office use
- Opposite the Market Hall Shopping Centre and close to the Place First Development
- Located in a prominent position along Knowsley Street
- Close to a number of NCP Car Parks

Description

The property comprises a self contained fully fitted 1st and 2nd floor office space ready for immediate occupation. The premises are suitable for either office, or medical space, it is a mix of open plan and partitioned offices/meeting rooms along with fitted kitchen and male and female W.C.s.

The premises are well appointed throughout and benefits from LED Lighting in part, gas central heating, perimeter trunking with CAT V cabling, fully carpeted throughout, intercom system and secure roller shutters.

Location

The subject premises are located on Knowsley Street, opposite the recently revamped Market Place shopping centre and all the amenities located in the shopping centre including a number of restaurants and leisure operators. There are also a number of NCP car parks located a short walk from the subject property.

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

The subject property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area (NIA) basis.

1st Floor 76.4 m² (823 ft²)

2nd Floor 73 m² - (786 ft²)

Total 149.30 m² (1,609 ft²)

Rent and Lease Terms

£8,000 per annum + VAT, per floor (£16,000 per annum + vat for both floors)

Exclusive of all other outgoings including bills and service charge.

Further details in relation to service charge 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 and Professional Services. Alternative uses will be considered on their own merits and a change of use may be required for an alternative use.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Business Rates

1st Floor Rateable Value £10,000

2nd Floor Rateable Value £6,500

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030

info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.