



To Let - Office/Workshop Premises

Environ House, Salop Street, Bolton, Lancashire, BL2 1DZ

3,010 ft² (279.63 m²)

- Flexible Accommodation
- Suitable for a variety of office, business and ancillary storage uses
- Excellent transport links, close to the A(666)
- Located on the edge of Bolton Town Centre

Description

Previously occupied by Urban Outreach, the property comprises a substantial two-storey commercial building extending to approximately 3,010 sq ft over ground and first floors and providing a flexible mix of office, meeting, storage and ancillary accommodation.

The property is arranged over ground and first floors, with the accommodation comprising a combination of open-plan and cellular rooms. The first-floor accommodation is predominantly fitted as offices, benefiting from suspended ceilings, inset lighting, carpeting, perimeter power and central heating.

At ground-floor level there is further office/workspace together with more basic accommodation which would be suitable for storage, workshop or other ancillary uses. The property also benefits from kitchen facilities and WC accommodation.

Externally, the property benefits from roller shutters. There is no dedicated on-site parking, although a number of public parking options are available within the immediate vicinity, some of which are subject to time restrictions.

Location

The property is situated on Salop Street on the edge of Bolton town centre, within an established mixed commercial and semi-industrial area.

Salop Street is conveniently positioned close to the A666, providing good access towards the M61 motorway and the wider Greater Manchester motorway network. Bolton town centre and its associated amenities and public transport connections are also within easy reach

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor	1,457 sq ft
First Floor	1,533 sq ft
Total	3,010 sq ft

Rent and Lease Terms

£25,000 Per annum payable monthly in advance and exclusive of all other outgoings.

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

Planning Use

Use Class E - Alternative Use may be considered subject to planning consent

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £29,000

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk

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