



## To Let Grade A Office Accommodation with on site car parking

**Suite 6 Merchants Place, River Street, Bolton BL2 1BX**  
**163.97m<sup>2</sup> (1,765 ft<sup>2</sup>)**

- Ready for immediate occupation
- Excellent transport links
- Close to Bolton Train Station
- High specification offices
- On site car parking

## Description

This converted Mill provides a top floor Grade A office suite, full of character throughout. Specification includes:

- DDA (Disability Discrimination Act) compliant
- 5 No x 8 person lifts
- WC facilities to all floors
- Generous car parking included
- Grade A specification
- Raised Computer Floors
- Solid Core Oak Doors and hardwood oak skirtings
- Aluminium coated double glazed windows
- VRV Heating and Cooling system
- LG3 lighting to offices
- Fitted office suites with glass partition
- Large meeting room and kitchen area

The property also have the benefit of 5 on site car parking spaces at a cost of £500 per space per annum

## Location

The subject property is located in phase 1 of the Merchants Quarter Development Zone. An exciting Mixed use development Zone in the periphery of Bolton Town Centre. This is only vacant suite available in phase 1 and other occupiers include, Fostering Solutions, Miller Metcalfe and Accessories 4 Technology. The property benefits from excellent transport links with being located on the junction of the A(666) which connects on to the regional motorway network. Bolton train station is also located within a 5 minute walk from the property, this provides access to Manchester City Centre within a 20 minute journey time.



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring practice 6th Edition on a Net Internal Area (NIA) Basis and we calculate the following floor area: 163.97 m<sup>2</sup> (1,765 ft<sup>2</sup>).

## Rent

£25,000 Per annum exclusive of all other outgoings

## Lease Terms

A new internal repairing and insuring lease for a term to be agreed. There will also be an service charge payable with the current budget for 2013 running at circa £3 ft<sup>2</sup>.

## Planning Use

B1 office use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £21,500

## Viewing

Strictly through Miller Metcalfe Commercial  
 Mr. John Fletcher MRICS  
 Director  
 01204 525252  
 0785573792  
[john.j.fletcher@millermetcalfe.co.uk](mailto:john.j.fletcher@millermetcalfe.co.uk)