

TO LET BOLTON

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BRAND NEWLY FULLY REFURBISHED OFFICES AVAILABLE IN HISTORICALLY RESTORED TOWN CENTRE BUILDING



FROM £420 PCM

- A selection of 9 fully refurbished offices suites across first and second floors
- Accessible via a New York Style Concertina gate lift
- Inclusive rent and flexible terms and access to communal boardroom
- Limited off road parking available and communal Board Room
- Carefully refurbished to incorporate modern and original features throughout



To Let Bolton | Westgate House | Westgate Avenue | Bolton | Greater Manchester | BL1 4RF

Telephone: 01204 282 122 | Email: info@toletbolton.co.uk

(Building name to follow)
3-11 Marsden Road
Bolton, BL1 4AA

Property Ref: MARSDEN

Description

A selection of brand new fully refurbished offices suites set within Bolton Town Centre. Lovingly refurbished to a very high standard by the new owner, each suite has stylish wooden floors, modern and sleek finishes and restored original pieces where available.

Serviced by a beautiful old New York / Italian style Concertina gate lift to all floors, with a brand new bathroom suite and dda toilets on each floor.

Communal kitchens are also centralised on both floors and finished with fridges, kettles and microwaves and use of a communal boardroom.

Accessible 24 hours and available on flexible and inclusive license, (name to follow) is a hub for all businesses, large and small, with limited off-road parking to the rear and ample on road parking. Each suite is inclusive of gas, electric, service charge and building insurance, making it a cost-effective solution to a town centre office.

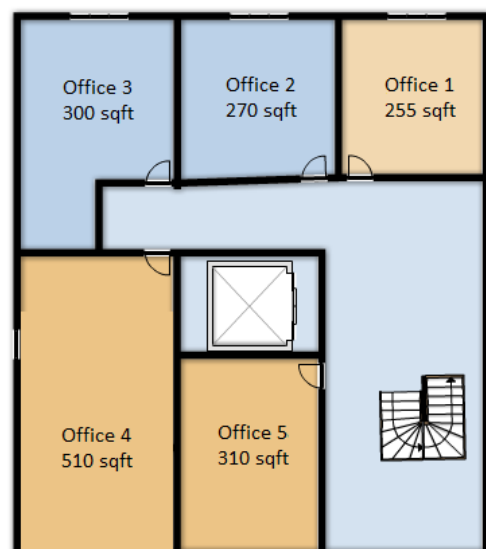
First Floor Suites

Office 1 Measurements: **255 sqft**
Rental £425 pcm
Business rateable value TBC

Office 2 Measurements: **270 sqft**
Rental £440 pcm
Business rateable value TBC

Office 3 Measurements: **300 sqft**
Rental £500 pcm
Business rateable value TBC

Office 4 Measurements: **510 sqft**
Rental £725 pcm
Business rateable value TBC



Suite 5 Measurements: **310 sqft**
 Rental £425 pcm
 Business rateable value TBC

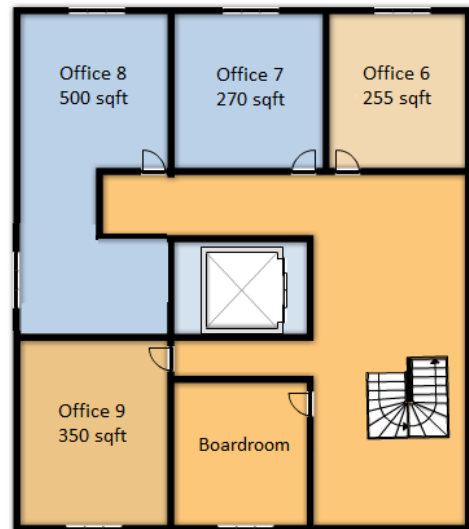
Second Floor Suites

Suite 6 Measurements: **255 sqft**
 Rental £420 pcm
 Business rateable value TBC

Suite 7 Measurements: **270 sqft**
 Rental £440 pcm
 Business rateable value TBC

Suite 8 Measurements: **500 sqft**
 Rental £10,000 p.a
 Business rateable value TBC

Suite 9 Measurements: **350 sqft**
 Rental £460 pcm
 Business rateable value TBC



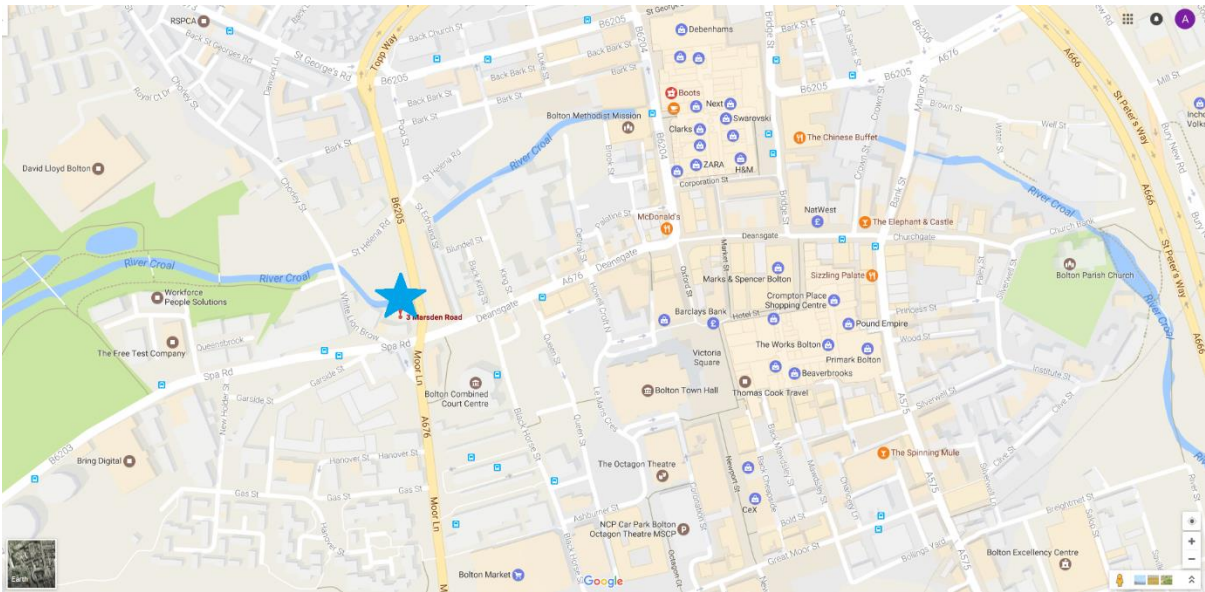
Important Information:

Service Charge	Included within the rent
Building Insurance	Included within the rent
Water Rates	Included within the rent
Electric	Included within the rent
Gas	Included within the rent
Broadband	Own choice (in-house is available for additional fee)
Business Rates	Remain the tenant's responsibility
VAT	At the prevailing rate (currently 20%)
Lease Type	License
Lease Term	6 Months Minimum licence
Available	Easter 2018

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Location:



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