

# Marsden Road Bolton BL1 4AA



## OFFICES TO LET Various Sizes Available

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Unit	Area (sq.ft.)	Area (sq.m)	Rent	Period
First Floor Suite Three	315.00	29.26	£525.00	Monthly
First Floor Suite Four	535.00	49.70	£750.00	Monthly
Second Floor Suite Eight	545.00	50.63	£875.00	Monthly



### Property Highlights

- Selection of 9 Refurbished Offices
- Suites Across First and Second Floors
- New York Style Concertina Gate Lift
- Inclusive Rent and Flexible Terms
- Access to Communal Boardroom

### Fast Facts

Marden House is available immediately

Lease Term: Minimum 6 Months

Lease Type: License

VAT: At the prevailing rate, Currently 20%

Business Rates: Under assessment

### Location

Set at the head of Bolton Town Centre and within a brief walk of both Bolton Train Station and the new bus depot, Marsden Road is an ideal location for all business types, with high visibility and passing traffic.

Parking is a 4 min walk away at the NCP Poole Street South and costs £3 per day

### Layout

