



## Refurbished Period Offices.

**St Georges House, 2 St Georges Road, Bolton, BL1 2EN**

**200 - 1,778 ft<sup>2</sup> (18.58 - 165.18 m<sup>2</sup>)**

- Beautiful restored heritage building
- Refurbished to a high specification
- Great town centre location but minutes away the from motorway network
- Excellent transport links
- Flexible deals available
- Manned reception facilities
- Onsite café/bistro

## Description

The five storey property comprises an attractive, restored heritage building located in the Town Centre, with a mixture of cellular and open plan accommodation over all floors.

The ground floor provides exceptional office accommodation and meeting rooms, in addition to a state of the art Bistro and Art Gallery.

The refurbished building will provide spacious office accommodation, with generous facilities, in addition to attractive and imposing common areas, benefiting from the retained traditional features. The offices benefit from full double glazing, gas & electric heating and the building will benefit from a fully glazed passenger lift, accessing all floors.

Two parking spaces per 1000 sq ft included!

## Location

St George's House occupies a prominent corner position at the junction of Bridge Street and St George's Road in Bolton town centre. St George's Road is occupied by a mix of business operations, such as financial and professional services; medical consultation and general offices.

The building is located within walking distance of the town centre amenities and the A666 is located approximately 0.4 miles to the east of the property, which provides direct links to the M60 motorway network.

The Market Place, Top Way and All Saints Street public car parks are all located within walking distance of the building, together with all town centre facilities.

## Accommodation and Rental Figures

- Suite 1 (First Floor) 500 sq ft £12,000 per annum (Inclusive but excluding Business Rates)
- Suite 2 (Second Floor) 1,000 sq ft £9,500 per annum exclusive
- Suite 1 (Third Floor) 1,790 sq ft £17,000 per annum exclusive

Figures Exclude Rates and Service Charge

## Lease Terms

The offices are available on a full repairing and insuring lease for a term to be agreed.

There will be a service charge levied to cover the maintenance of the common areas and external appearance of the building. Further will be provided information upon request.

## Planning Use

Use Class E Offices

## EPC

A copy of the EPC is available on request.

## VAT

VAT will be charged at the prevailing rate

## Business Rates

Suites qualify for 100% rates relief if the suite is the only UK office of the tenant. Further information shall be given on request.

## Viewing

By appointment through Fletcher CRE or the joint agents.  
John Fletcher  
01204 221 030  
info@fletchercre.co.uk

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