



## To Let - Office building refurbished to a high specification

**34-36 Chorley New Road, Bolton, Lancashire, BL1 4AP**

**Offices from 1,500 - 4,144 ft<sup>2</sup> (139.35 - 384.98 m<sup>2</sup>)**

- Large and Prominent office building
- Large car park to the rear of the property
- Traditional, well-established office location
- Building can split to accommodate a range of occupiers
- Excellent Transport Links

## Description

Refurbished office in sought-after professional location - The property provides a large office building with car park to the rear. The property will provide accommodation over ground, first, second and basement. New, carpets, lighting and Network points have been installed along with a new reception area, WCs and Kitchen.

We can provide flexible accommodation as the property can be separated to provide an office of circa 1,500 sq ft across part of the building to to 4,144 sq ft.

The rear of the property provides a large secure car park with a provision for 25 spaces.

## Location

The property is situated to the west of Bolton Town Centre along the prestigious Chorley New Road, a traditional and well established office location for a mix of professional occupiers and local businesses.

The property has excellent transport links, with Chorley New Road, providing access to both Bolton Town Centre and the A(666) St Peters Way and Junction 5 or 6 of the M61 Motorway.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) can provide accommodation from From 139.35 - 661.08 m (1,500 - 7116 ft<sup>2</sup>)

## Rent and Lease Terms

The rent payable ranges from £18,000 - £50,000 Per annum depending on the amount of space lease.

The rent is payable quarterly in advance and exclusive of all other outgoings.

The lease will be on internal repairing and insuring terms if a tenancy is secured on the whole building for a term of years to be agreed.

## Planning Use

Use Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Rateable Value £43,250

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)



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