



## **TO LET - First Floor Offices with on site parking**

**First Floor Clive House, Clive Street, Bolton, North West, BL1 1ET**

**4,726 ft<sup>2</sup> (439.05 m<sup>2</sup>)**

- Recently refurbished Offices
- On site car parking
- Town Centre Location
- Close to Town Centre Amenities
- Ready for Immediate Occupation
- Lift Access

## Description

The subject property provides a first floor office space within a detached office building with onsite car parking. Providing accommodation over three floors, it is of traditional brick construction underneath a pitched slate roof.

Ideally suited for a single occupier, the office suite has undergone a full refurbishment throughout and has the benefit of the following specification:

- Full access raised floors/perimeter trunking
- Electric wall heaters
- Suspended ceilings incorporating LED Lighting
- Double glazed UPVC windows
- Passenger Lift
- Ladies, Gents and Disabled WC facilities on each floor
- Kitchen on each floor
- Open plan and Cellular accommodation
- 10 On-site parking spaces

## Location

Clive House, is located in a popular and well established district of Bolton Town Centre. It is located close to a number of town centre amenities, as well as a number of key regeneration areas of Bolton Town Centre.

Bolton is situated in the North-West of England, approximately 14 miles North of Manchester city centre. Bolton has good access to the motorway network.

Bolton railway station provides local and regional rail links, with the journey time into Manchester of approximately 20 minutes.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor area: 439 m2 (4,726 ft2)

## Rent and Lease Terms

£12.00 per sq ft

## Planning Use

Use Class E - Offices

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £41,500

## Viewing

Viewing by way of appointment through Fletcher CRE  
01204 221 030  
info@fletchercre.co.uk



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