

3-5th Floor Offices  
The Wellsprings,  
Howell Croft South  
Bolton  
BL1 1SB



Grade A Modern Office  
Accommodation

**TO LET**

from 3,000 - 22,674 ft<sup>2</sup> (278.7 - 2,106.41 m<sup>2</sup>)



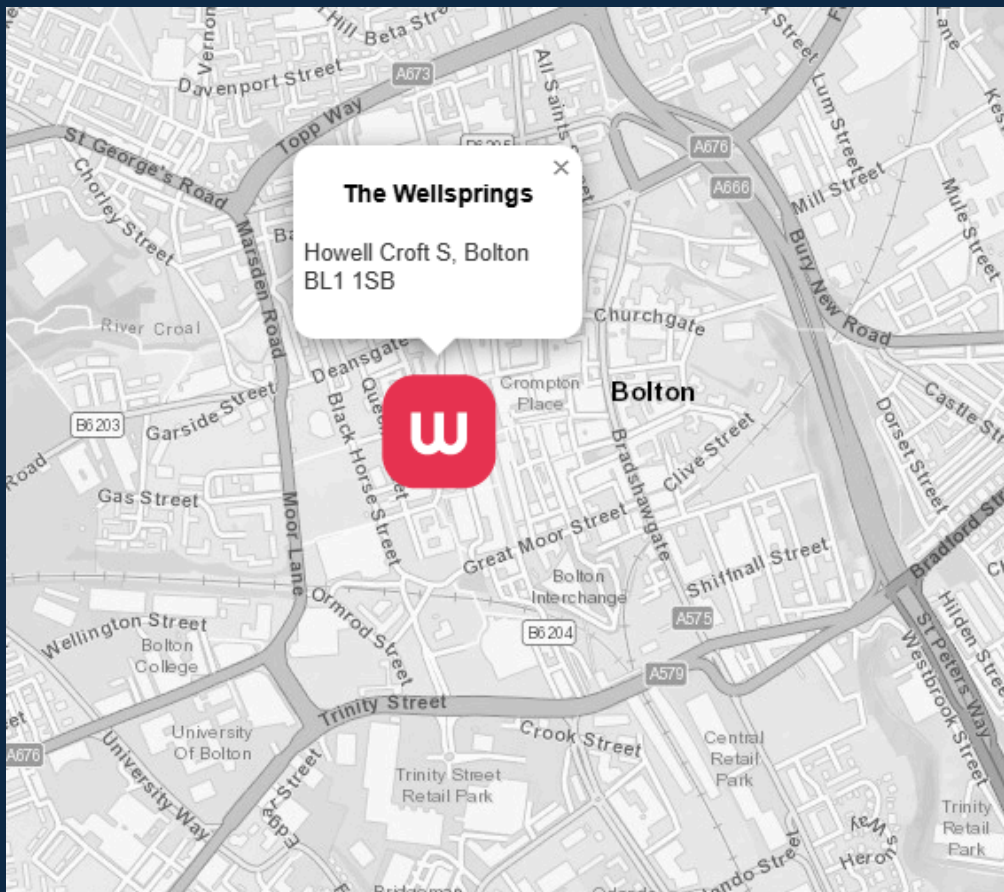
# Location



The subject property is located in Bolton Town Centre just off Victoria Square, at Howell Croft South, directly opposite the Town Hall and next to the Octagon Theatre and car Park, in 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 with Junction 5 of the M61 Motorway being located approximately three miles to the West of the town and the M60 Manchester Orbital Motorway approximately four miles to the South. Bolton railway station is a short walk from the subject property and provides local and regional rail links, with a journey time to Manchester City Centre of approximately 20 minutes.

This building is located at the heart of Bolton town Centre close to the new bus and rail interchange, the recently constructed Elizabeth Park and the Moor Lane Development. It is also close to the Market Place, Bolton Town Centre's main retail and leisure offering.



## DESCRIPTION/ ACCOMMODATION

The subject property provides a 5-storey office building, which has undergone a complete refurbishment to provide Grade A and modern office accommodation. The 3rd - 5th Floors are currently available and can accommodate requirements between 3,000 - 22,674 sq ft over the three floors. The floor plates provide a large open plan space which can be divided into two separate demises or to a single occupier, who can occupy on a floor by floor basis or multiple floors depending on the relevant size requirements of the occupiers. Smaller requirements may be accommodated with the Oxford Innovation space on the 1st and 2nd floor.

The building provides a large ground floor entrance and manned reception area, complete with ground floor amenities, including break out space, private meeting space and an onsite coffee area with access for both the building occupiers and general public.

The office accommodation offers a high specification office building, with exposed ceilings and services with LED lighting, full access raised floors, heating and cooling systems, X2 passenger lifts and W.C.s on each floor. Other benefits include a on site bike store and shower facilities located on the ground floor. Parking can be provided at the Octagon Car Park subject to terms agreed.

- Central Location opposite Bolton Town Hall
- High specification Offices throughout
- Manned reception and on site amenities
- Short distance from the bus and rail interchange
- Close to the University of Bolton
- Surrounded by Town Centre amenities
- Parking available at the Octagon Car Park



3rd Floor 8,254 sq ft

4th Floor 7,532 sq ft

5th Floor 6,888 sq ft





# TAKE A LOOK INSIDE...





# INFORMATION

## PLANNING

Use Class E - Offices

## TERMS

Rental at £14 per sq ft exclusive of all other outgoings and payable quarterly in advance.

The lease will be held on full repairing and insuring terms 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 information can be provided upon request.

## BUSINESS RATES

Business Rates will be applicable and all parties should make their own enquiries with the rates department of Bolton Council

## EPC

An EPC certificate will be provided upon application.

## CONTACT

For more information, please contact the agent:



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