



Prominent High Quality Office Building

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

120 - 2,100 ft² (18.58 - 195.09 m²)

- 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 and beautifully restored, traditionally constructed period Town Centre office building, with a mixture of cellular and open plan accommodation over all floors.

The ground floor has been tastefully and sympathetically refurbished to provide exceptional office accommodation and meeting rooms, in addition to modern ground floor cafe/coffee shop.

The building provides spacious office accommodation, with generous facilities, in addition to attractive and imposing common areas, benefitting from the many retained and unearthed traditional features. The offices benefit from full length glazing, gas and electrical central heating systems (with options for air-conditioning) and a passenger lift, accessing all floors.

The third floor accommodation provides for a superb dedicated business centre offering fully serviced, exceptional quality office accommodation.

There are a number of car parks nearby offering competitive annual contracts.

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.

Planning Use

Use Class E Offices

Accommodation and Rental

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

- Suite 1 - First Floor (494 sq ft) £4,950 per annum exclusive
- Suite 2 - First Floor (1,180 sq ft) £11,800 per annum exclusive
- Suite 3 - First Floor (1,184 sq ft) £12,000 per annum exclusive
- Suite 4 - First Floor (1,550 sq ft) £15,500 per annum exclusive
- Suite B4 - Third Floor (205 sq ft) £5,750 per annum inclusive
- Suite 2 - Third Floor (820 sq ft) £8,200 per annum exclusive
- Suite 2 - Penthouse (2,100 sq ft) £28,500 per annum exclusive

Please note 1st Floor suites could be combined to suit requirements up to 4,400 sq ft. All rents are exclusive of, Business Rates, Service Charge and Utilities. The leases are held on full repairing and insuring lease for a term to be agreed.

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
01204 221 030 or info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

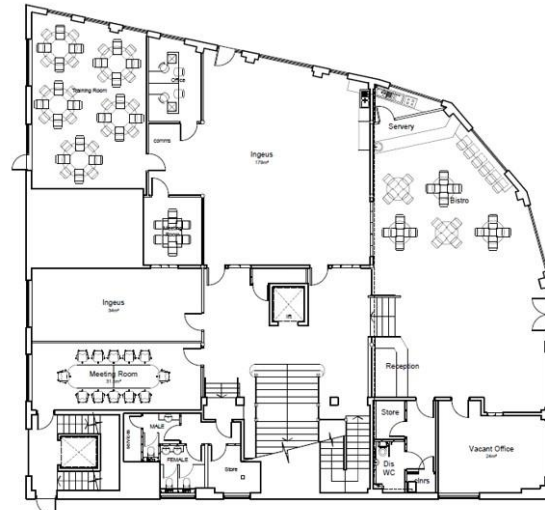
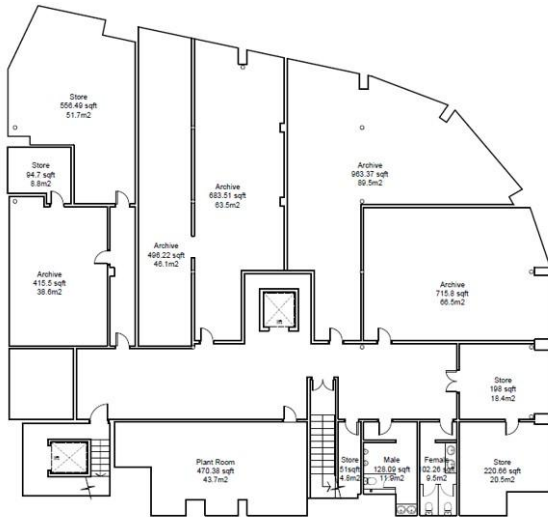




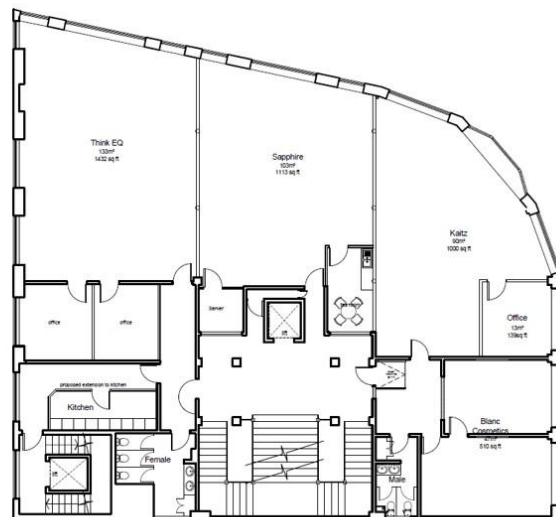
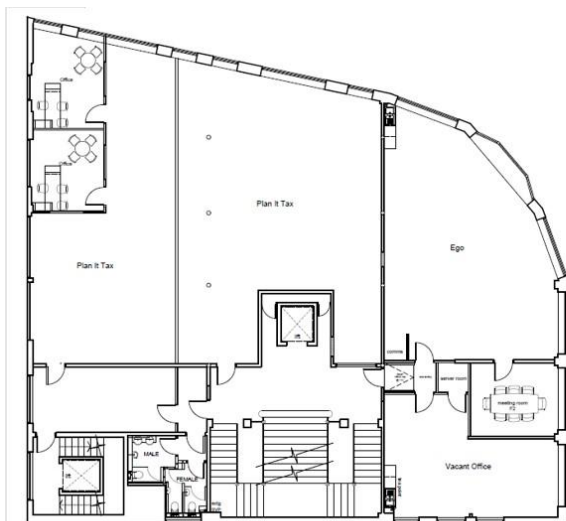


Floor Plans

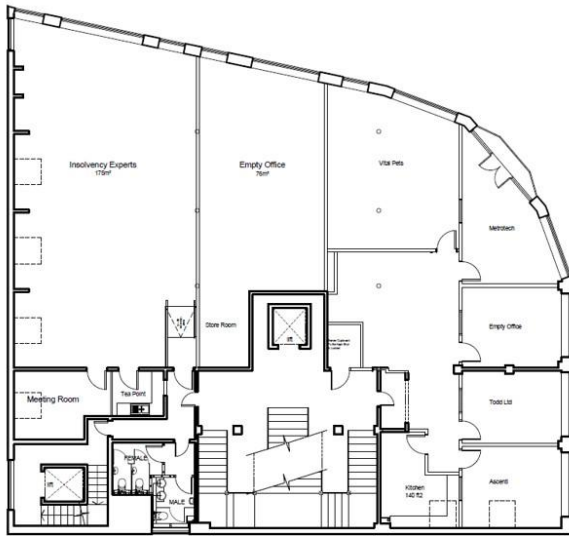
Basement and Ground Floor



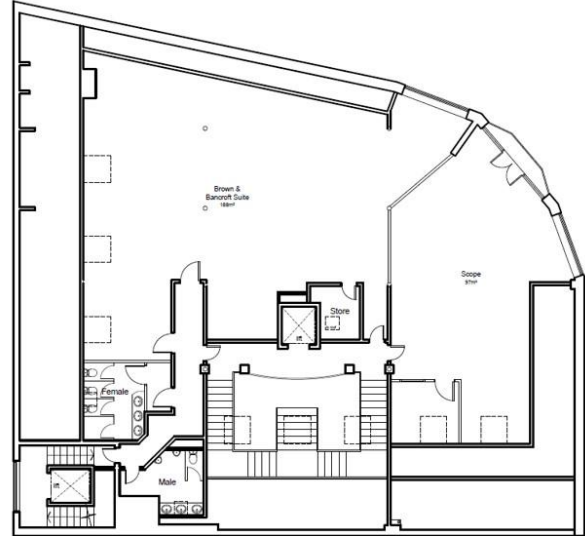
First and Second Floor



Third and Fourth Floor



EXISTING THIRD FLOOR



EXISTING FOURTH FLOOR