

# Smith AND SONS

PROPERTY CONSULTANTS

Office

Unit 5 Queensbrook, Bolton Technology Exchange Bolton BL1 4AY



## Description

Bolton Technology Exchange is a well established and secure site with manned reception. The accommodation has two entrances and there are kitchen and WC facilities on both the ground and first floors and suspended ceilings. The premises benefit from air conditioning and allocated parking spaces.

## Location

Bolton Technology Exchange is situated on Spa Road on the western side of Bolton town centre, within 0.25 miles of the Town Hall and the town centre amenities. The development has excellent motorway access to the M61 and St. Peters Way, the A666 giving direct access to the M60 and the national motorway network.

0151 647 9272

<https://www.smithandsons.net/>

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## Rental Price

Price Upon Application

## Accommodation

|            |                      |                     |
|------------|----------------------|---------------------|
| Total Area | 112.97m <sup>2</sup> | 1216ft <sup>2</sup> |
|------------|----------------------|---------------------|

## Legal Costs

Each party responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The unit is available from 11 May 2025 by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

|                |         |
|----------------|---------|
| Rateable Value | £10,000 |
|----------------|---------|

## Other Info

There is an annual service to cover the cost of landscaping and repairs to the car park areas and estate security

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Strictly by appointment with agents. Contact :



## Jason Wadeson

Commercial Agency / Management

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