Smith
AND SONS
PROPERTY CONSULTANTS

Office

Units 14-15 Bolton Technology Exchange, Spa Road, Bolton BL1 4AY.



Description

The development comprises 34 high-tech office units arranged in eight individual blocks benefiting from circa 194 parking spaces on a secure site with CCTV and key fob access system. Unit 14-15 benefits from two entrances and extends to 369 sq.m. (3972 sq.ft.) with kitchen and WC facilities and 11 allocated car parking spaces.

Location

Bolton Technology Exchange is located off Spa Road on the western side of Bolton town centre, within 1/4 mile of the Town Hall and Boltons shopping facilities. The development enjoys excellent road access to the M61 Motorway and St Peters Way (A666), giving direct access to the M60 and national motorway network.

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Rental Price
£35,000 per annum

Accommodation

Unit 14-15	369m²	3972ft²

Kitchen and WC facilities

Legal Costs
Each party responsible for their own legal costs.

VAT Statement
All price and rents quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.

Tenure
The unit is available by way of a new F R & I lease, the length of which is negotiable.

Rating Assessment

Rateable Value (2026)	Units 14-15 : £36,500

Other Info
The partners of Smith and Sons have an interest in the property.

Strictly by arrangement with Agent. Contact :



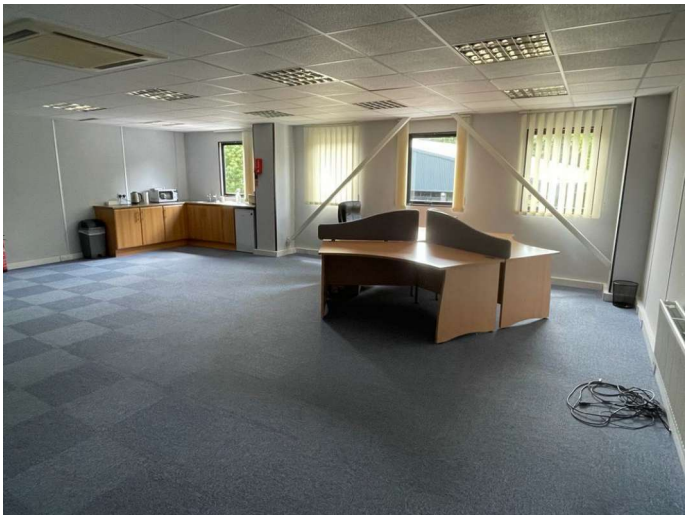
Jamie Robertson

E: jxr@smithandsons.net
T: 0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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