

# Smith

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# AND SONS

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PROPERTY CONSULTANTS

Office

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

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## 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	369m <sup>2</sup>	3972ft <sup>2</sup>
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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
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## Other Info

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

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Strictly by arrangement with Agent. Contact :



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Commercial Agency / Management  
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