

# Smith AND SONS

PROPERTY CONSULTANTS

## Office

Units 12/13 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 a key fob access system. Unit 12/13 benefits from two entrances and extends to 235.97 sq.m. (2540 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 center, within 1/4 mile of the Town Hall and Boltons shopping facilities. The development enjoys excellent road access to the M61 Motorway and St Peter's Way (A666), giving direct access to the M60 and national motorway network.

# Units 12/13 Bolton Technology Exchange, Spa Road, Bolton BL1 4AY

## Rental Price

£25,400 per annum

## Accommodation

Unit 12/13	235.97m <sup>2</sup>	2540ft <sup>2</sup>
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W.C and Kitchen Facilities

## Tenure

By way of a brand new effective Full Repairing and Insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value 2026	£28,750
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## Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease.

## VAT Statement

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

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By appointment with joint agents, Nolan Real Estate, contact;  
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