Smith
AND SONS
PROPERTY CONSULTANTS

Office

Unit 23 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 23 benefits from 164.04 sq.m. (1755 sq.ft.) of net lettable area, with kitchen and WC facilities and 6 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.

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Rental Price
£21,060 per annum

Accommodation

Net Lettable Area	163.04m²	1755ft²

W.C and Kitchen Facilities.

Legal Costs
Each party to be responsible for their own legal costs incurred.

VAT Statement
All prices and rents quoted are to be taken as exclusive of VAT.

Tenure
By way of a brand new Full Repair and Insuring Lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£16,500

Other Info
There is an annual service charge to cover the cost of landscaping and repairs to the car park areas and estate security. A partner/partners of Smith and Sons have an interest in the property. Details prepared November 2026

Strictly by arrangement with Agent : Contact



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