Smith AND SONS PROPERTY CONSULTANTS

Office

Units 7+8, Bolton Technology Exchange, Spa Road 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 7&8 benefits from 139 sq.m. (1496 sq.ft.) of net lettable area, with kitchen and WC facilities and 7 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 7+8, Bolton Technology Exchange, Spa Road BL1 4AY

Rental Price
£17,960 Per Annum

Accommodation

Net Lettable Area	139m²	1496ft²

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 Repairing and Insuring Lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£13,000

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



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.