

St Peters House, Silverwell Street, Bolton, BL1 1PP

**TO LET**



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Use - Office

Size - 195 - 257 Sq ft

Rent - From £9,752 per annum, plus VAT.

- High Quality Serviced Office Space In Bolton Town Centre
- Suites Available From 195 sq.ft Upwards
- Flexible lease terms from 6 months
- All inclusive rentals



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## St Peters House, Silverwell Street, Bolton, BL1 1PP

### Location

St Peters House is located in Bolton town centre close to all of the main transport links, linking Bolton with other towns/cities such as Manchester, Preston and Blackburn.

All Bolton town centre amenities are within walking distance of the property with surrounding businesses in the immediate vicinity including Fieldings Porter Solicitors and Crompton Place Shopping Centre amongst many others.

### Description

The property has been completely refurbished to create a modern and extremely well presented business centre suitable for all types of businesses.

The property benefits from meeting room hire, all inclusive pricing, shared kitchen and breakout spaces and a large car park at the rear of the property. The building is a manned reception from the hours of 8am-5pm and is suitable for both new and existing businesses with spaces suitable for many uses.

### Accommodation

Room	Size	No of Persons	Available
Office F3	195 sq.ft	3-4 Workstations	NOW
Office F4	257 sq.ft	5-7 Workstations	NOW
Office F7	215 sq.ft	4-6 Workstations	NOW
Office S7	216 sq.ft	4-6 Workstations	NOW
Office S8	231 sq.ft	4-6 Workstations	NOW

### Tenure

Leasehold.

### Rental

From £9,752 per annum, plus VAT.

### Lease Terms

Suites are available on flexible lease terms from as little as 6 months.

### Rating

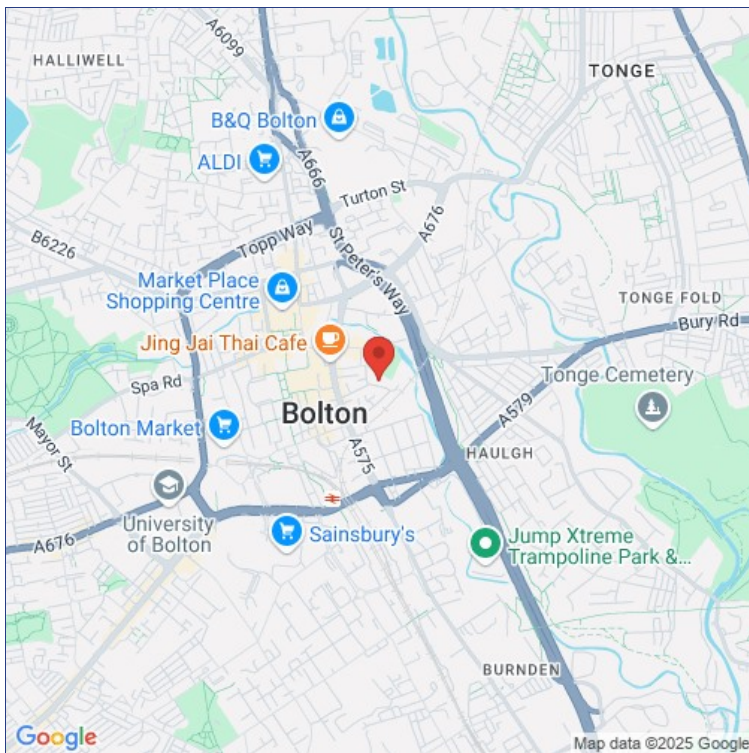
All business rates are included within the rental and therefore no business rates will be payable for the occupier.

### Services

All mains services are included within the rental prices.

### Viewing

Strictly via agent, Taylor Weaver  
James Taylor  
Director  
Telephone: 01254 699 030

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