

High Quality Refurbished Offices To Let Newspaper House, 40 Churchgate, Bolton, BL1 1HL

3,000 – 25,130 ft² (278 – 2,335 m²)



CITRUS COMMERCIAL CIRCLE

Property Description

Newspaper House is a **modern, detached four-storey office building** offering available accommodation on the ground, first, second and third floors. Access to the offices is provided via an impressive shared reception directly from Churchgate.

The building has recently undergone a **comprehensive refurbishment**, creating high-quality contemporary office accommodation. The space is predominantly arranged in an open-plan format, complemented by private offices and meeting rooms. The layout is designed to be flexible and easily adaptable, making it suitable for a wide range of occupiers. The accommodation can also be subdivided to meet individual occupational requirements.

The property benefits from a total of 12 on-site car parking spaces.



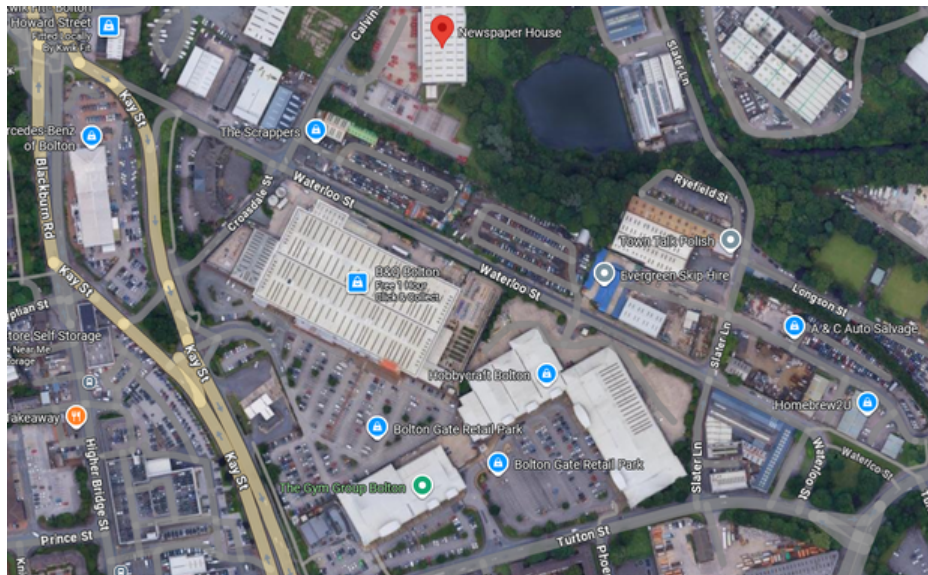
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Location

The property is situated on Churchgate, Bolton, in a **secondary retail location** on the fringes of the **town centre**. The area forms part of the Churchgate Conservation Area and is located close to the Church, providing a characterful and established setting.

The surrounding area comprises a mix of office occupiers, retail units, leisure and public house uses, creating a vibrant **mixed-use** environment.

Churchgate offers convenient access to the wider town centre and benefits from good connectivity via Bradshawgate and Manchester Road, linking to St Peter's Way (**A666**) and the regional motorway network, including Junction 2 of the **M61 Motorway** approximately 1.5 miles away.



Key Features

- High-quality, modern office accommodation
- Contemporary workspace finished to an excellent standard throughout
- Flexible and adaptable floor layouts to suit a range of occupiers
- Situated within the attractive Churchgate Conservation Area in Bolton
- On-site car parking available
- Available immediately



Specifications

- Modern suspended ceilings
- Perimeter trunking
- High-quality LG7 compliant lighting
- Passenger lift serving all floors
- Air conditioning
- Contract-quality carpet tiles
- On-site car parking



Accommodation

In accordance with the latest RICS Code of Measuring Practice we have calculated the following Net Internal Areas:-

Floor Area	Sq m	Sq ft
Ground Floor	464.5	5,000
First Floor	590	6,352
Second Floor	640	6,889
Third Floor	640	6,889

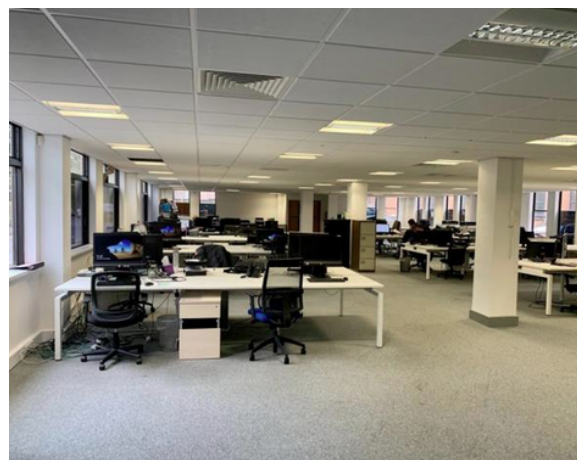
*Floor plates may split to suit requirements - further details available upon request.

Planning Use

Use Class E

Guide Rent

£12.00 per Sq ft



Business Rates

Business Rates can be provides upon request

VAT

VAT is applicable at the prevailing rate

EPC

A copy of the EPC is available on request

Viewing

Viewing by way of appointment through the agent

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CONTACT US



CITRUS COMMERCIAL CIRCLE

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