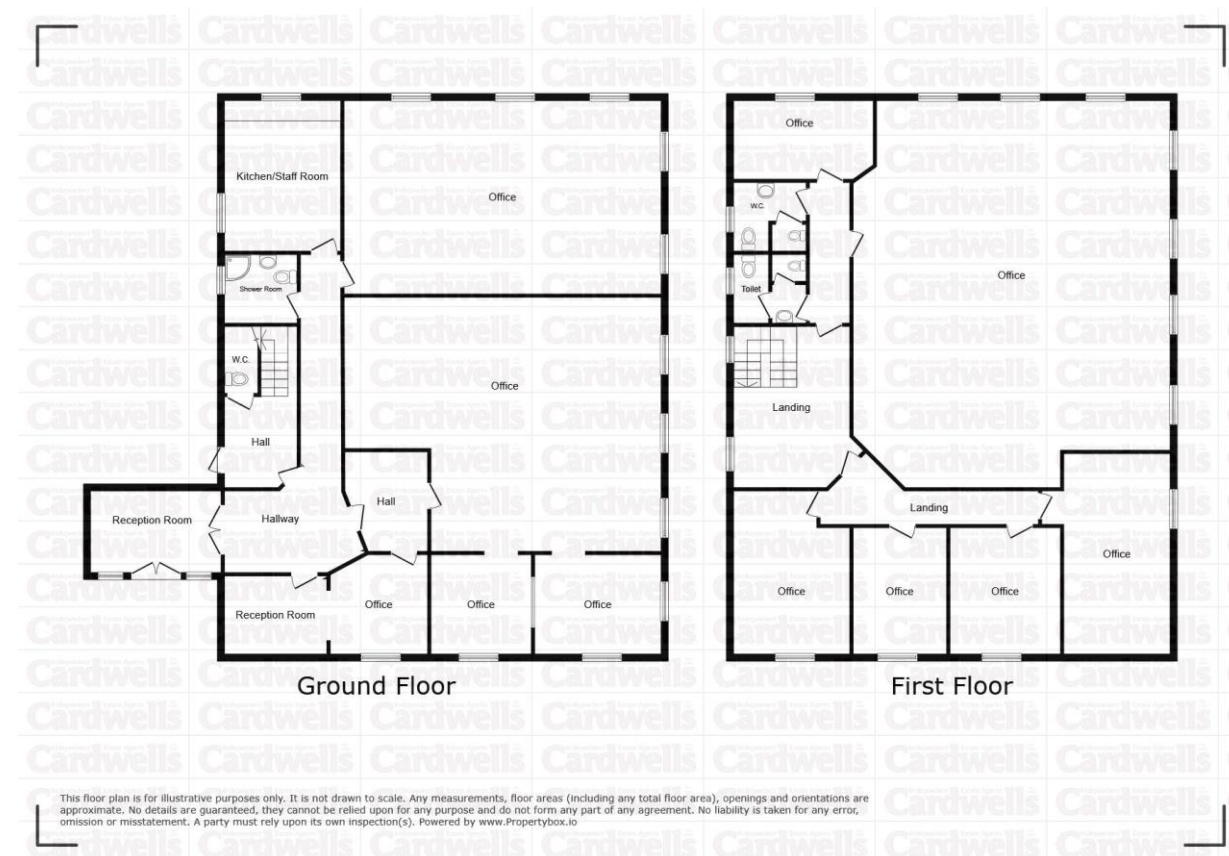




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THE OFFICE BLOCK, MIKAR BUSINESS PARK NORTHOLT DRIVE – GREAT LEVER – OFFERS IN EXCESS OF £525,000

This is a rare opportunity to purchase a purpose-built office building on the periphery of Bolton town Centre with accommodation over two levels. We understand from our surveying partners that the gross internal floor area is around 5,010 ft.² / 465 m² while the net internal floor area is around 3,850 ft.² / 358 m² (this excludes the hallways, stairwells etc). Importantly, there is car parking included which is to the front of the premises for around 7/8 cars though this could be extended to accommodate perhaps 11/12 cars when the parking is stacked. The office Block forms part of the Mikar Business Park, which is a small and independent mixed use business / industrial estate, the business park as a whole is enclosed with steel palisade fencing and a secure gated vehicle entrance from Northolt Drive.

The office Block is conveniently located for easy access to Bolton train station for colleagues who may commute via railway, locally there are shops, businesses, and easy transport links. Bolton is around 15 miles to the north west of Manchester city Centre outside of the M60 orbital motorway but within excellent road connections to the city and the wider North West of England region. We have been advised that in its recent history the property was used for more than 100 colleagues, which should hopefully give you an indication of how spacious and versatile the office is. The property is of traditional style construction with cavity concrete blockwork around a steel frame with concrete ground floor and a suspended concrete beam first floor, the exterior of the premises is finished with a profile metal sheeting hopefully ensuring relatively easy maintenance to the building, the roof is of a low pitch pyramid style again with profile metal sheeting for easy maintenance.

It is understood that there is mains service for gas, electricity and water. Opportunities to purchase offices of this size and individual nature are few and far between, so we would encourage interested parties to act quickly to avoid disappointment. In the first instance there is a walk through viewing video to watch and then a personal viewing appointment can be arranging by calling Cardwells Commercial Estate Agents on 01204 381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk

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Incorporating: Wright Dickson & Catlow: WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Accommodation:

We understand from our surveying partners that the gross internal floor area is around 5,010 ft.² / 465 m² while the net internal floor area is around 3,850 ft.² / 358 m² (this excludes the hallways, stairwells etc)

Reception hallway: 12' 10" x 8' 0" (3.901m x 2.448m)

Floor to ceiling windows and double entrance doors, externally there Fitted roller shutters.

Company reception area: 10' 7" x 9' 8" (3.216m x 2.950m)

Superb reception desk space for welcoming clients.

Hallway: 30' 6" x 14' 9" (9.298m x 4.494m)

Measured at maximum points.

Ground floor accessible shower room/WC: 6' 9" x 7' 10" (2.051m x 2.375m)

An accessible ground floor shower room complete with conner shower enclosure, wash hand basin, WC and hand dryer, window to the side.

Ground floor office 2: 11' 9" x 9' 7" (3.592m x 2.911m)

Window to the front, opens directly into the company reception area.

Ground floor office 4: 31' 1" x 25' 0" (9.481m x 7.611m)

Measured at maximum points, three windows to the side, space for a significant number of work stations, from this office there is access to 2 additional office rooms.

Ground floor office 4A: 9' 10" x 8' 6" (3.000m x 2.594m)

With window to the front.

Ground floor office 4B: 12' 5" x 9' 9" (3.788m x 2.970m)

With windows to the front and the side.

Ground floor office 5: 31' 1" x 19' 0" (9.482m x 5.780m)

Five windows to the side and the rear of the building. Previously office four and office five were combined to create a much larger open plan office space.

Ground floor staff room/kitchen:

This room is numbered six on the entrance door and enjoys professionally fitted matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, window to the rear, concealed Wiseman gas combination central heating boiler and concealed main multi pint, the gas meter is also in the built-in cupboard.

Ground floor hallway: 7' 10" x 5' 8" (2.379m x 1.719m)

Providing access to the stairs and emergency exit door out to the ground of the building.

Ground floor WC/washroom: 5' 11" x 3' 8" (1.812m x 1.106m)

Fitted with a combination WC and wash and basin.

First floor accommodation:

First floor landing: 11' 6" x 15' 7" (3.5m x 4.75m)

Measured overall inclusive of the stairwell, with two inner hallways/corridors off, window to the side.

First inner hallway/corridor: 3' 4" x 18' 1" (1.02m x 5.5m)

With four offices off, this corridor is to the left of the stairs.

First office/boardroom: 15' 11" x 10' 10" (4.86m x 3.29m)

This office is to the right as you step into the corridor from the landing, and has most recently been used as a boardroom and presentation room.

Second office: 12' 2" x 9' 7" (3.71m x 2.91m)

Window to the front.

Third office: 12' 2" x 10' 10" (3.71m x 3.30m)

Window to the front.

Office/computer/network room: 18' 10" x 10' 5" (5.73m x 3.18m)

Corner office with three windows.

Second inner hallway/corridor: 14' 2" x 3' 4" (4.31m x 1.02m)

This corridor is located to the side of the stairs on the landing.

Gentleman WC/washroom: 7' 9" x 6' 9" (2.35m x 2.06m)

This is the first washroom on the left-hand side. Two separate toilet cubicle, wash hand basin, tiled walls, window to the side.

Ladies WC/washroom: 7' 9" x 6' 4" (2.35m x 1.93m)

The second room on the left-hand side of the access corridor. To WC cubicles, wash hand basin, window to the side.

Room 13: 13' 7" x 8' 0" (4.14m x 2.43m)

Window to the rear. This room is at the head of the corridor.

Room 12: 37' 11" x 37' 7" (11.56m x 11.46m)

Measured at maximum points. A generously proportioned open plan office space which could accommodate a significant number of colleagues, seven windows to the side and the rear of the building.

Car parking:

There is car parking to the front of the building, the existing occupants occasionally Block cars in to accommodate additional car parking spaces.

Gardens:

The boundary of the property is clearly defined to the perimeter and there are smoking/relaxation areas within the grounds for colleagues to use.

Tenure:

At the time of writing we are awaiting confirmation on the tenure details.

EPC:

Energy Performance certificate (EPC) At the time of writing we are awaiting the survey report

Bolton council business rates:

Cardwells Commercial Estate Agents Bolton premarketing research indicates that the building is divided into ground and first floor registrations for business rates. Both listing are valued at £17,500 each so therefore there is a combined business rates valuation for the building of £35,000.



