



THE COURTYARD

1-3

CALVIN STREET, BOLTON BL1 8PB

THE COURTYARD

The Valley is a well established mixed-use development, on the fringe of Bolton town centre, boasting a variety of uses including; a cinema, pub, fitness centres, restaurants, offices, industrail and warehouse units.

Situated approximately 15 miles north west of Manchester, The Valley links directly to the A666 Blackburn Road / St. Peter's Way, providing easy access to the M60, M61, M62 and M6 motorway network.

LOCAL OCCUPIERS

Warburton's

Cineworld

Dunelm

Royal Mail

KwikFit

totalfitness

hobbycraft

Nando's

Mercedes-Benz

the gym group

McDonald's
i'm lovin' it

B&Q

KFC





FEATURES

Explore a versatile work environment prioritising flexibility and comfort. Discover small office suites designed for individuals or SME businesses, offering tailored workspace solutions, while our expansive office spaces cater to larger or growing enterprises. Enjoy the added benefits of enhanced security through CCTV site monitoring and round-the-clock access. Crafted to meet the specific needs of diverse businesses and individuals, this workspace provides a welcoming and accommodating environment. Elevate your work experience in a space designed to adapt and cater to your unique requirements.



MODULAR RECESSED LIGHTING



DOUBLE GLAZED WINDOWS



FULLY ACCESSIBLE RAISED FLOOR



SHARED KITCHEN FACILITIES



FIBRE INTERNET



24/7 ACCESS



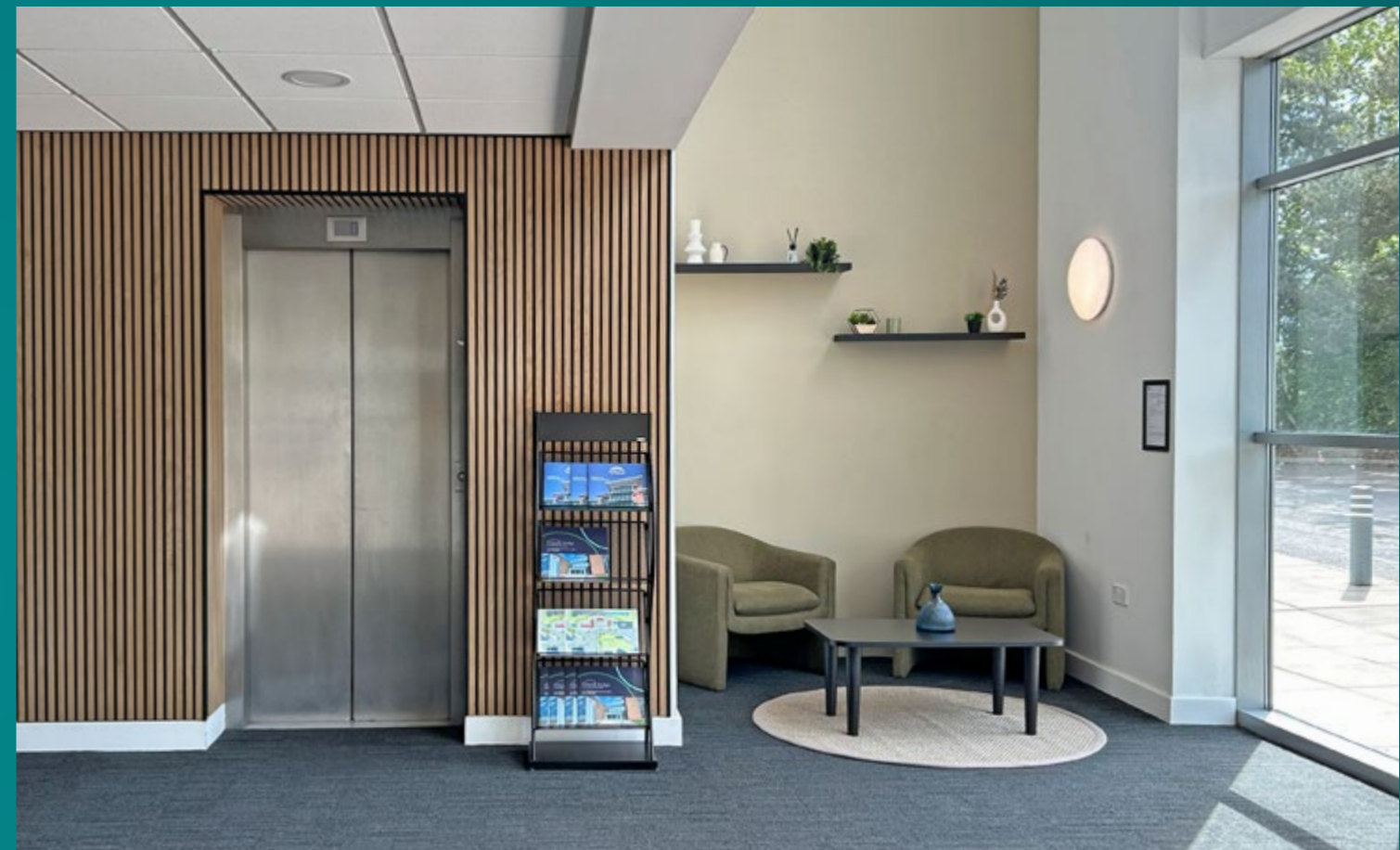
12 MONTH LICENSE



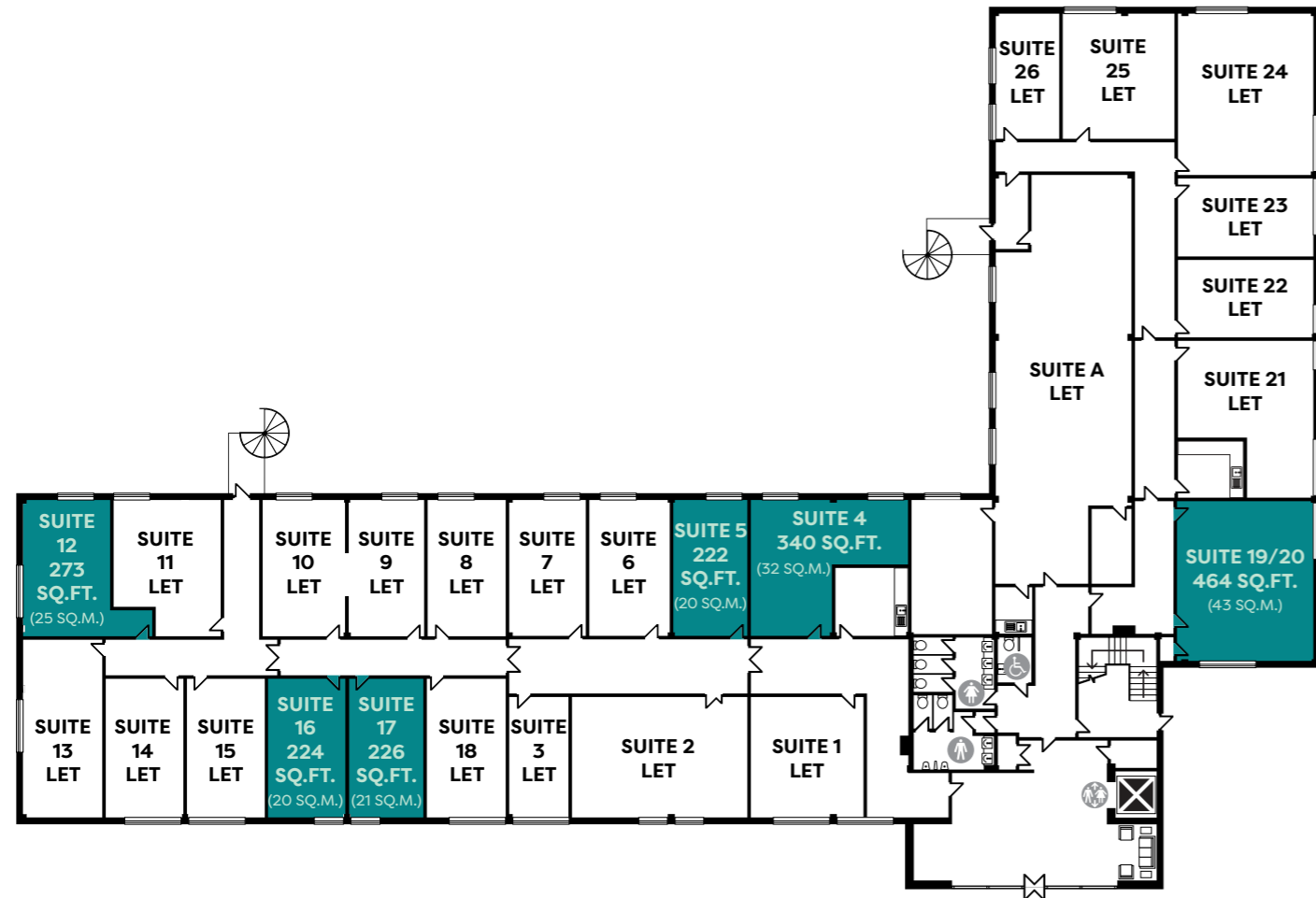
ON-SITE PARKING



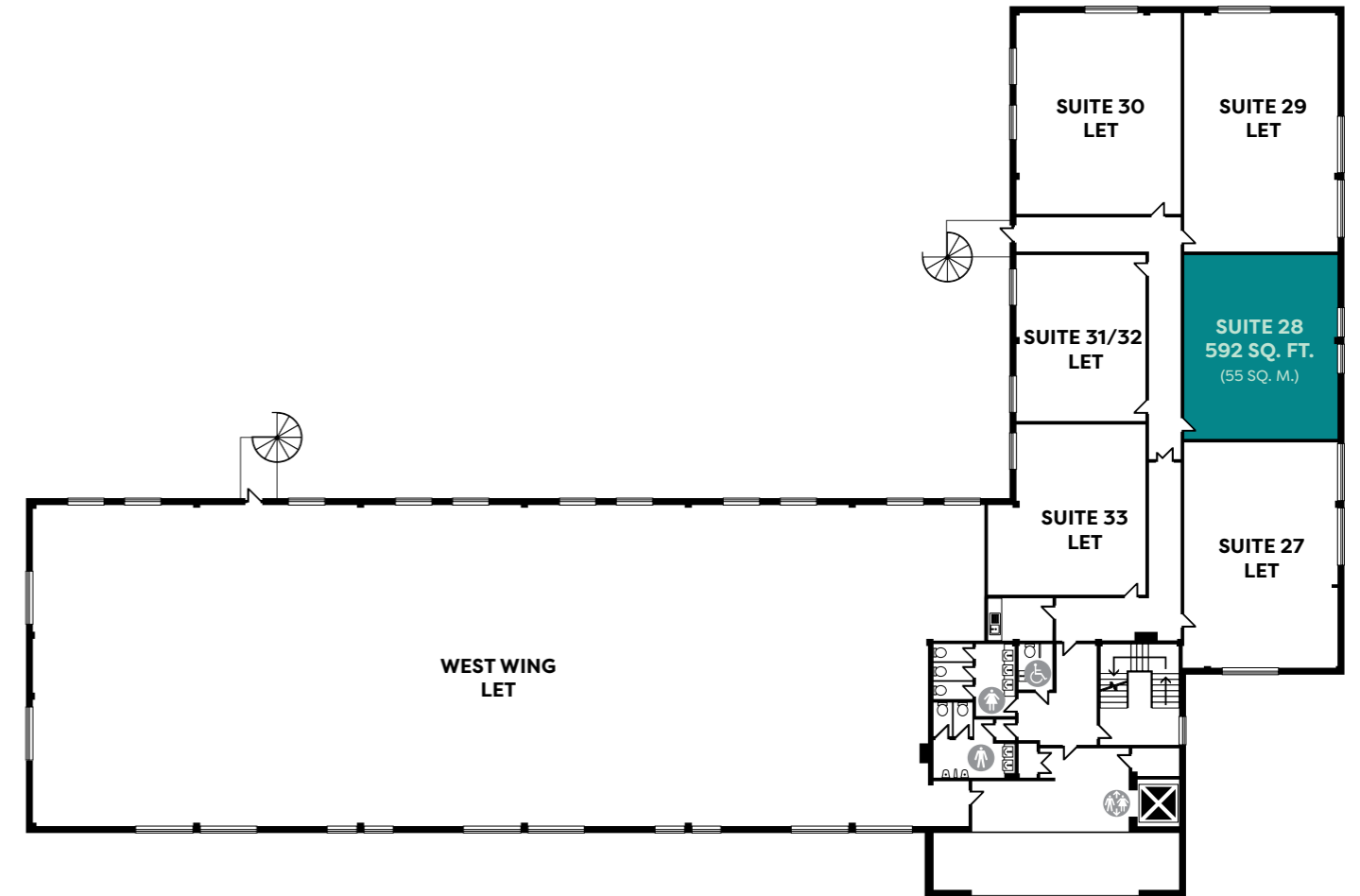
PASSENGER LIFT



The Courtyard 1 - 3 Ground Floor



The Courtyard 1 - 3 First Floor

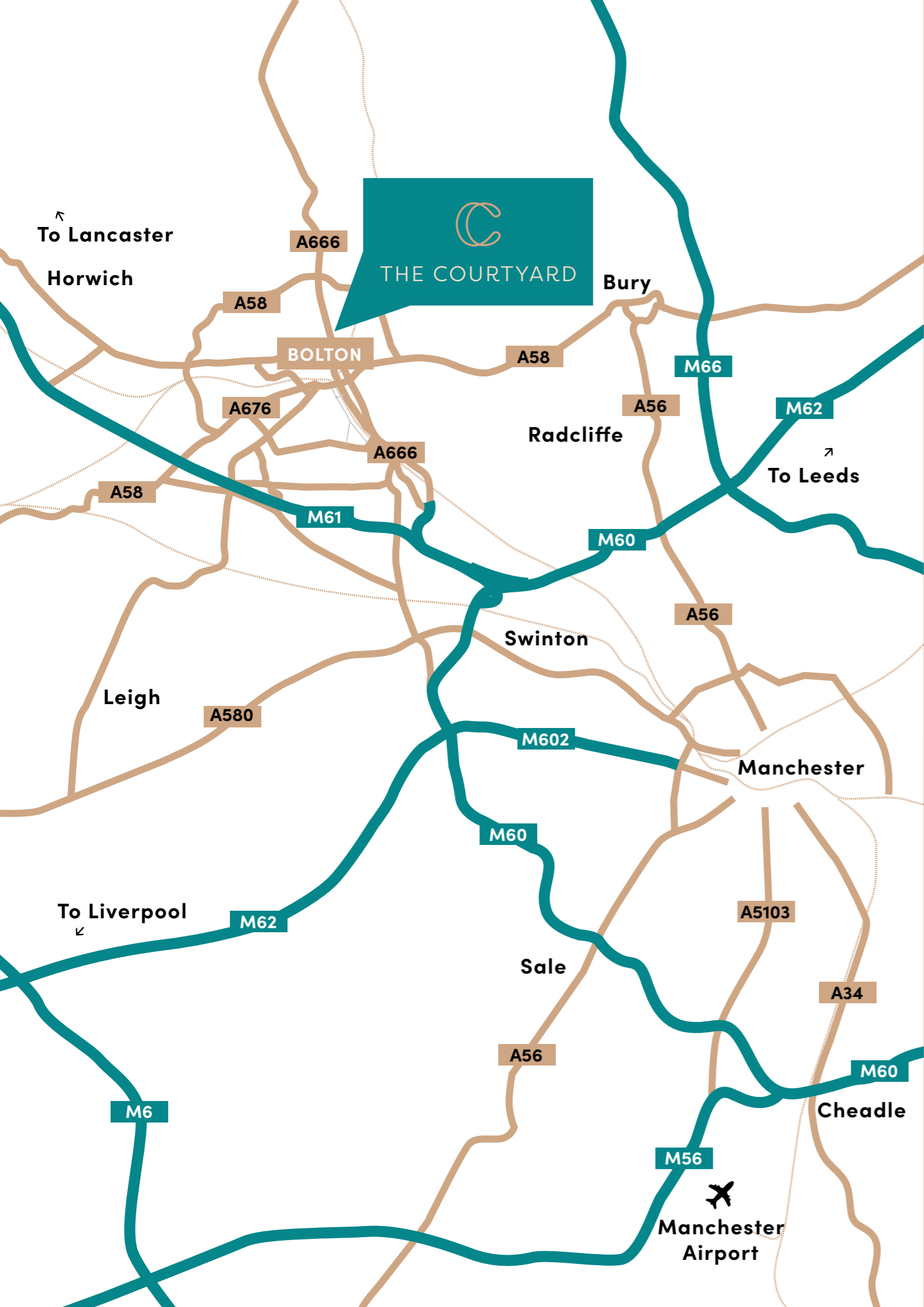


Availability | The Courtyard 1 - 3 GROUND FLOOR

| SUITE | SQ FT | SQ M | AVAILABILITY |
|---------------|-------|------|--------------|
| Suite 4 | 340 | 32 | TO LET |
| Suite 5 | 222 | 20 | TO LET |
| Suite 12 | 273 | 25 | TO LET |
| Suite 16 | 224 | 20 | TO LET |
| Suite 17 | 226 | 21 | TO LET |
| Suite 19 / 20 | 464 | 43 | TO LET |

FIRST FLOOR

| SUITE | SQ FT | SQ M | AVAILABILITY |
|----------|-------|------|--------------|
| Suite 28 | 592 | 55 | TO LET |



TRAVEL & COMMUTING

The Courtyard in Bolton is situated in the heart of the North West of England, offering excellent opportunities for a variety of businesses. Just north of Bolton and approximately 16 miles from the vibrant Manchester City Centre, this development boasts a strategic location.

The Courtyard benefits from convenient accessibility through public transport, with regular bus services connecting to nearby towns such as Bolton, Wigan, and Chorley. Just nearby is Bolton train station, providing direct rail services to and from Blackpool, Preston, Manchester City Centre, and Manchester Airport.

The surrounding road network is well equipped with extensive infrastructure for cyclists and pedestrians, ensuring enhanced accessibility and convenience.

LOCAL AMENITIES

Nestled near Bolton's lively town centre, The Courtyard offers prime commercial office space with a wealth of nearby amenities. Positioned close to The Gym Group and Total Fitness, professionals can easily maintain a healthy work-life balance.

Entertainment options include The Light Cinema and Cineworld, while shopping is a breeze with Bolton Gate Retail Park and The Marketplace Shopping Centre within reach. Diverse dining choices, from Nando's to Toby Carvery, and quick bites at KFC and McDonald's, cater to varied tastes.

The Courtyard provides a vibrant work environment, seamlessly integrating work and leisure in the heart of Bolton's dynamic town.

Walking:

| | |
|--|---------|
| Bolton Gate Retail Park | 10 mins |
| Aldi | 10 mins |
| Holiday Inn | 14 mins |
| Market Place Shopping Centre | 15 mins |
| Bolton Train Station <i>(Trains to Blackpool, Preston, Southport, Manchester Airport and Manchester)</i> | 25 mins |

Drive Times:

| | |
|------------------------|---------|
| Manchester Airport | 27 mins |
| Preston | 30 mins |
| Manchester City Centre | 33 mins |
| Liverpool Airport | 45 mins |
| Liverpool | 55 mins |
| Leeds | 1 Hour |
| Chester | 1 Hour |

Motorway Drive Times:

| | |
|------|---------|
| A666 | 2 mins |
| M60 | 13 mins |
| M61 | 15 mins |
| M62 | 15 mins |
| M6 | 24 mins |



THE
COURTYARD

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Images are for illustrative purposes only and may not represent the exact office space available.

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