

# Smith AND SONS

PROPERTY CONSULTANTS

Office

Unit 6 Queensbrook, Bolton Technology Exchange, Bolton BL1 4AY



## Description

Bolton Technology Exchange is a well established and secure site with manned reception. The accommodation has two entrances and there are kitchen and WC facilities on both the ground and first floors and suspended ceilings. The premises benefit from air conditioning and allocated parking spaces.

## Location

Bolton Technology Exchange is situated on Spa Road on the western side of Bolton town centre, within 0.25 miles of the Town Hall and the town centre amenities. The development has excellent motorway access to the M61 and St. Peters Way, the A666 giving direct access to the M60 and the national motorway network.

0151 647 9272

<https://www.smithandsons.net/>

# Unit 6 Queensbrook, Bolton Technology Exchange, Bolton BL1 4AY

---

## Rental Price

Price on Application

## Accommodation

Total Area	82.96m <sup>2</sup>	893ft <sup>2</sup>
------------	---------------------	--------------------

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The property is available by way of an assignment of an existing full repairing and insuring lease which expires in February 2026.

## Rating Assessment

Rateable Value	£7,700
----------------	--------

## Other Info

There is an annual service charge to cover the cost of landscaping and repairs to the car park areas and estate security

---

Strictly by arrangement with Agent : Contact



**Jason Wadeson**  
Commercial Agency / Management  
E: [jxw@smithandsons.net](mailto:jxw@smithandsons.net)  
T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

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.