

# TONGE MOOR HEALTH CENTRE OFFICES/ MEDICAL

Thicketford Road, Bolton, BL2 2LW

## TO LET



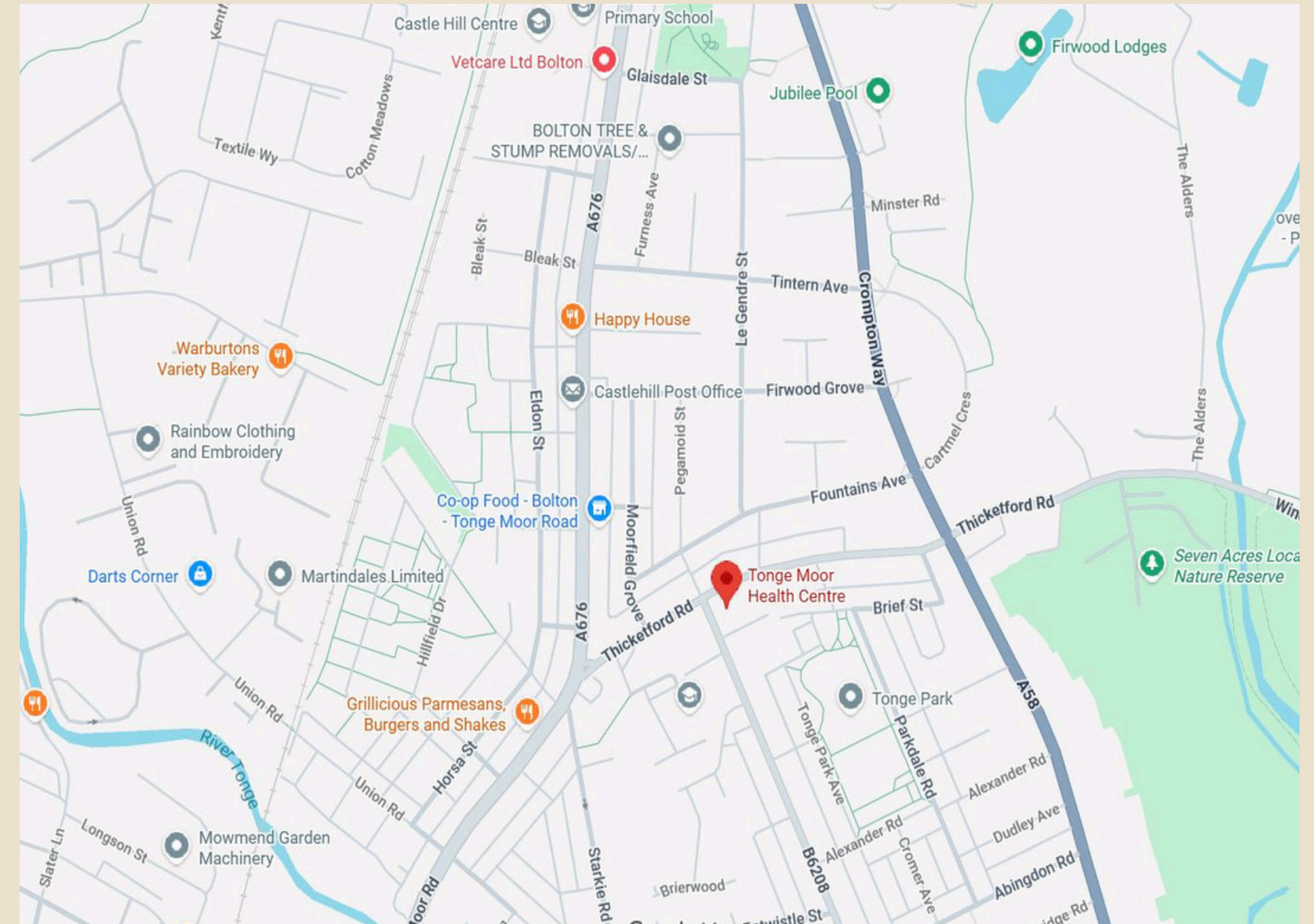
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### Self-Contained Medical / Professional Premises / office accommodation available in a desirable location

- Fully self-contained accommodation
- •Suitable for medical, clinical, therapy, wellbeing, office or professional uses
- •Public car parking available
- •Strong connectivity Via A666 with links to M61 and M60
- Located in a recognised medical and healthcare cluster
- •Fully equipped, ready-to-use medical and office suites on the ground floor
- •Excellent motorway access
- •<https://w3w.co/region.faded.goals>



**TOLET**

Use Class (E)



# PROPERTY OVERVIEW

## DESCRIPTION

High-quality office and medical suites are now available to let within Tonge Moor Health Centre offering an excellent opportunity to secure fully equipped, ready-to-use clinical rooms. The building comprises three dedicated areas suitable for healthcare, clinical, wellbeing or professional service provides. Externally, the property benefits from rear parking including one designated disabled bay and additional first-come first-served parking shared with the neighbouring Thickerford Centre private car park for staff and visitors.

## LOCATION

Tonge Moor Health Centre is located on Thicketford Road within Tonge Moor, a well-established suburban area to the north east of Bolton, Greater Manchester. The health centre is positioned within a predominantly residential neighbourhood providing a strong local customer base and access to nearby shops, community services and everyday amenities. Tonge Moor offers excellent transport links with access to the A666 providing direct routes to the M61 and M60 motorway networks. The building is also close to Bolton Railway Station offering frequent regional and national services.

## SUMMARY

Available Size	375.55 - 1,380.68 sq ft
Rent	POA
Business Rates	Upon Enquiry
Total Service Charge	Upon Enquiry Excluding Business Rates
Car Parking	Car Parking Available
EPC Rating	D

## ACCOMMODATION

The accommodation comprises the following areas

Name	sqft	sqm	Availability
GF -Clinic 00/008/009/010/0	375.55	34.89	Available
GF -Clinic 00/004/005	432.06	40.14	Available
GF -Clinic 00/036/037/039/040/041	573	53.24	Available
<b>Total</b>	<b>1,380.68</b>	<b>128.27</b>	





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## Viewing & Further Information



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