



To Let

Refurbished offices available on flexible terms

- Suites available from 626sqft
- On site parking
- Excellent nearby amenity

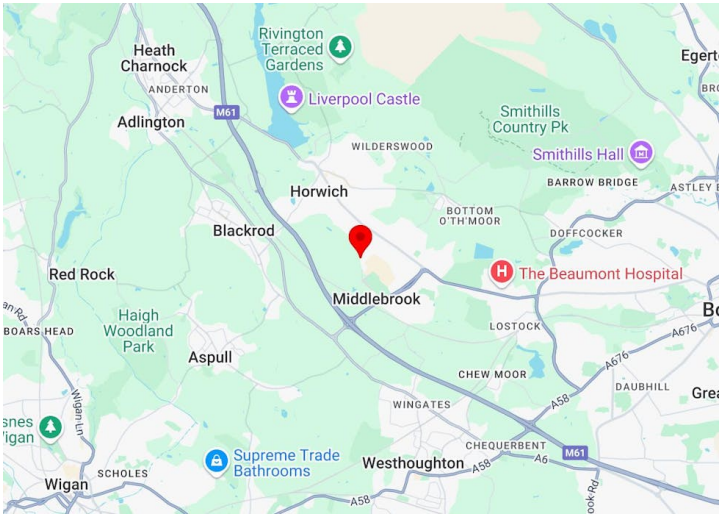
Futura One

Aspinall Way, Horwich, Bolton, BL6 6PG

626 to 3,940 sq ft

58.16 to 366.04 sq m

Reference: #290768



Summary

Available Size	626 to 3,940 sq ft / 58.16 to 366.04 sq m
Rent	Rent on application
Rates Payable	£6.67 per sq ft
Service Charge	£4.71 per sq ft
Estate Charge	TBC following refurb
EPC	Upon enquiry

Description

Ground floor business centre providing a range of self contained office suites available on flexible lease terms

Location

The development is ideally placed adjoining Junction 6 of the M61 Motorway, just North of Bolton. Futura House is extremely well served by public transport with regular bus services to the surrounding towns including Bolton, Wigan and Chorley.

Horwich Parkway railway station is just a short walk away with direct rail services to and from Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport. The surrounding road network benefits from an extensive infrastructure for cyclists and pedestrians.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - A1	1,440	133.78
Suite - A2	747	69.40
Suite - B1	1,416	131.55
Suite - B2	703	65.31
Suite - C	1,033	95.97
Suite - D1	1,382	128.39
Suite - D2	626	58.16
Suite - E	1,119	103.96
Suite - F1	1,439	133.69
Suite - F2	747	69.40
Total	10,652	989.61

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