



First Floor Office located close to Train Station and Motorway Network. Own W.C. and Kitchen. Suitable for a wide variety of businesses.

Cobden Mill

Gower St, Farnworth, Bolton, BL4 7EY

Office

TO LET

366 sq ft

(34 sq m)

- First Floor Office in Prestigious Mill
- Close to Train Station and Motorway Network
- Own W.C. and Kitchen
- Suitable for a wide variety of businesses
- Flexible layout

Where your business belongs

Cobden Mill, Gower St, Farnworth, Bolton, BL4 7EY

Summary

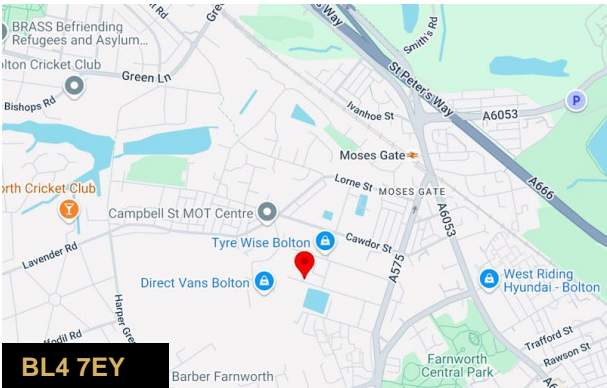
Available Size	366 sq ft
Rent	£250 per month
Business Rates	Upon Enquiry
Service Charge	TBC
EPC Rating	Upon enquiry

Description

Well located first floor office in quality mill conversion. Particularly bright and airy it would lend itself to a number of potential uses including but not limited to Aesthetics, Beauty, Tutoring, Therapy, Tattoo or of course general office work. For more information or to arrange a viewing please contact the office.

Business Use Ideas:

- Small Office Hub
- Partition into 2–3 workstations/private offices
- Suitable for accountants, consultants, estate agents, startups
- Tattoo Studio
- Use small side room for sterilisation/cleaning
- Open space for 2–3 tattoo chairs with partitions for privacy
- Nail / Beauty Salon
- 4–6 nail stations in main area
- Partition a corner for lashes, waxing, facials
- Barber Shop / Hair Salon
- 3–4 chairs with mirrors along walls
- Waiting area near the windows
- Creative Studio (photography, art, design)
- Open-plan setup for shoots or workshops
- Flexible space for creative events
- Therapy / Wellness Space
- Rooms for counselling, massage, holistic treatments
- Can be styled to feel calm and private



Viewing & Further Information

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More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)