



SAT NAV:  
BL3 2NU

# SPRINGFIELD COURT

SUMMERFIELD ROAD • OFF MANCHESTER ROAD • BOLTON



**FOR SALE/TO LET**

Self Contained Grade A Office Buildings

from **3,667 - 10,906 sq ft**

(341 - 1,013 sq m)



**CHARLES TOPHAM**  
[www.charlestopham.com](http://www.charlestopham.com)



## BESPOKE GRADE A OFFICE DEVELOPMENT IDE

### HIGH PROFILE BUSINESS PREMISES

Springfield Court is a Grade A office development by Charles Topham Group recognised within the property industry for quality in terms of chosen locations, specification, design and construction.

These new self contained office buildings feature unique architectural design and high quality specification including solid oak fittings, roof top terraces, VRV heating and cooling systems, raised access floors and premium internal finishes.

Highly flexible, each unit is built to service a range of possible usage and accommodation options. Springfield Court provides the perfect environment for an array of business uses.

### SITE PLAN



### PREMIUM SPECIFICATION

Each of the self-contained office buildings offers unrivalled scope in terms of space and ergonomics, including:

- Full DDA (Disability Discrimination Act) compliant
- Lift access to all floors, European oak staircase
- Fully tiled male, female and disabled WC facilities (N.B. location and number of WC's subject to floor plan configuration)
- 24/7 CCTV site security - linked to a remote monitoring system
- Secure gated estate
- Generous on site car parking
- Raised access floors, carpet flooring included
- Ceramic floor tile to reception/lobby area
- Double glazing
- Solid core oak doors, hardwood oak skirtings
- Roof top outdoor terrace
- VRV cooling and heating system
- Audio door entry

### OPTIONAL EXTRAS

- Fitted kitchen
- Alarm system
- Video door entry
- Space planning and office fit-out management service



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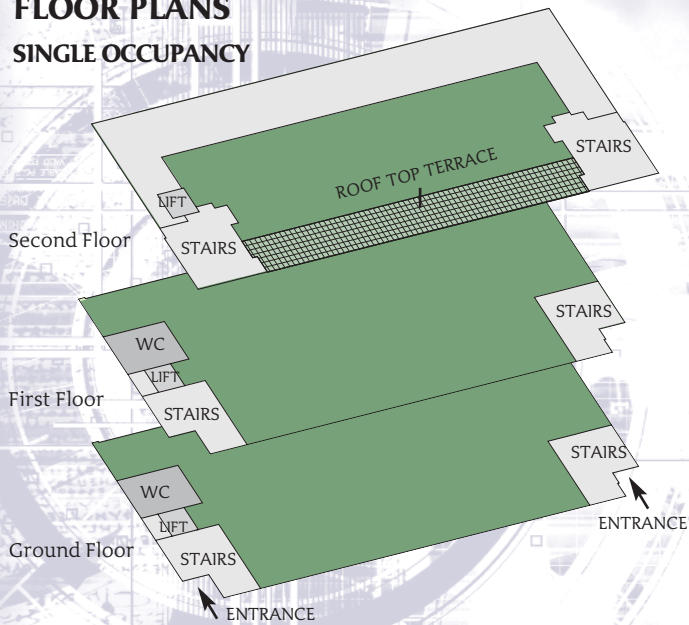


# SPRINGFIELD COURT • SUMMERFIELD ROAD • BOLTON



IDEALLY LOCATED TO SERVICE THE NORTH WEST

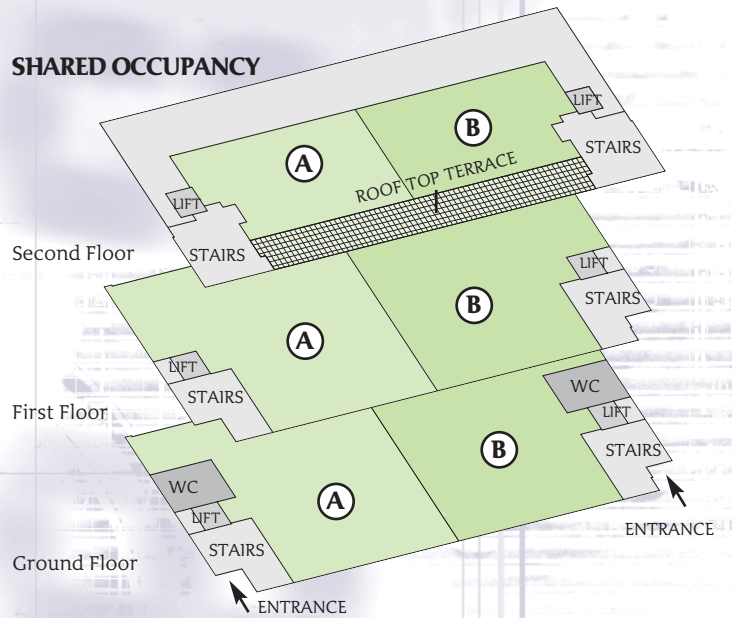
## FLOOR PLANS SINGLE OCCUPANCY



## ACCOMMODATION (sq ft)

Buildings	Ground (sq ft)	1st (sq ft)	2nd (sq ft)	Total (sq ft)
3/4	3,019	3,023	1,575	7,617
1/2/5	4,300	4,303	2,303	10,906

## SHARED OCCUPANCY

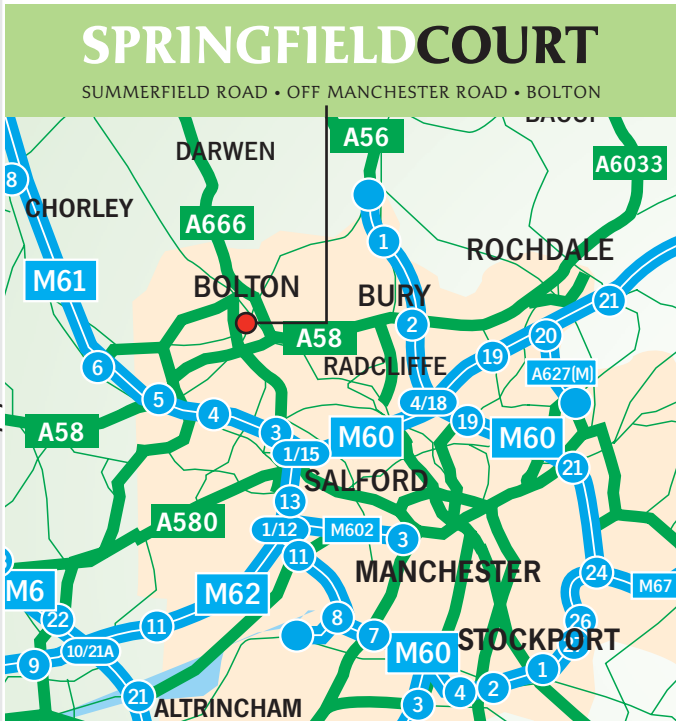


## ACCOMMODATION (sq ft)

Buildings	Unit	Ground (sq ft)	1st (sq ft)	2nd (sq ft)	Total (sq ft)
3/4	Unit A	1,370	1,531	766	3,667
	Unit B	1,370	1,531	766	3,667
	TOTAL	2,740	3,062	1,532	7,334
1/2/5	Unit A	2,011	2,116	1,130	5,257
	Unit B	2,011	2,116	1,130	5,257
	TOTAL	4,022	4,232	2,232	10,514

For available accommodation visit [www.charlestopham.com](http://www.charlestopham.com)

\*All areas are approximate.



## THE ULTIMATE BUSINESS LOCATION

Bolton's key benefit is its transport links. The town is 13 miles north-west of Manchester and 30 minutes by road from Manchester Airport, which offers connections to 170 destinations worldwide. It is 35 miles east of Liverpool and its container port and less than an hour by road. Even more crucially, it lies at the heart of the national motorway network with the A666 leading to the M61 in just a couple of minutes which then links with the M6, M60 and the M62 motorways.



## PERFECT COMMUNICATION LINKS

Key benefit of Springfield Court is its fantastic transport links.

Drive times from Springfield Court:

Bolton Town Centre	2 minutes
Wigan	25 minutes
Manchester	20 minutes
Blackburn	35 minutes
Warrington	25 minutes
Liverpool	45 minutes
Bolton Railway Station	2 minutes
Manchester Airport	25 minutes



All details are correct at the time of going to press. This brochure provides guidance and general illustration only. It is designed to present an impression of the range, quality and variety of the properties available. Floorplans, layouts, photographs and illustrations are for example and do not represent exact final designs. Charles Topham Group look to develop their products and services on a continual basis. Consequently there may be material differences between depictions in literature and final developments. Distances and times are approximate.

## TENURE

Springfield Court is available for purchase or to let.

## RATES

Any incoming occupier will be directly responsible for the payment of Uniform Business Rates.

## VAT

All prices, rents and other outgoings are quoted exclusive of, but may be liable for, VAT which will be charged at the prevailing rate.

